

This Instrument Prepared by and Return to:  
Scott C. Dixon, Esq.  
Wideman Malek, PL  
1990 W. New Haven Avenue, Suite 201  
Melbourne, FL 32904  
(321) 255-2332

Property Appraiser Parcel ID Number: 29-38-25-76-1-1

**This Quit Claim Deed** Executed on April 24, 2024, by NICHOLAS JOHN SPENCER aka NICHOLAS SPENCER and ARIEL JOAN SPENCER aka ARIEL SPENCER, husband and wife, Grantors, to NICHOLAS SPENCER and ARIEL SPENCER, as Co-Trustees of THE SPENCER FAMILY REVOCABLE LIVING TRUST, UNDER TRUST AGREEMENT dated April 24, 2024, and their substitutes and successors as Trustees thereunder, together with the power to sell, lease, encumber, maintain, and otherwise manage the herein described real property as provided in F.S. §689.071, whose post office address is 7308 S. Highway A1A, Melbourne Beach, FL 32951, Grantees:

(Wherever used herein the terms "Grantors" and "Grantees" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

**Witnesseth**, That the said Grantors, for and in consideration of the sum of \$10.00 in hand paid by the said Grantees, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto said Grantees forever, all the right, title, interest, claim and demand which the said Grantors have in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Brevard, State of Florida, being more particularly described as follows:

**Lot 1, Block 1, PLAT OF FIRST ADDITION TO SUNNYLAND BEACH, according to map or plat thereof as recorded in Plat Book 10, Page 32 of the Public Records of Brevard County, Florida.**

**PROPERTY IS HOMESTEAD OF THE GRANTEES**

**To Have and to Hold** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantors, either in law or equity, to the only proper use, benefit and behoof of the said Grantees forever.

**In Witness Whereof**, The said Grantors have signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in the presence of:*

  
\_\_\_\_\_  
**NICHOLAS JOHN SPENCER aka NICHOLAS SPENCER**

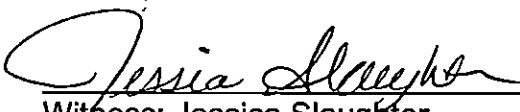
7308 S. Highway A1A  
Melbourne Beach, FL 32951

  
\_\_\_\_\_  
Witness: **Scott C. Dixon**

1990 W New Haven Ave., Suite 201  
Melbourne, FL 32904

  
\_\_\_\_\_  
**ARIEL JOAN SPENCER aka ARIEL SPENCER**


7308 S. Highway A1A  
Melbourne Beach, FL 32951

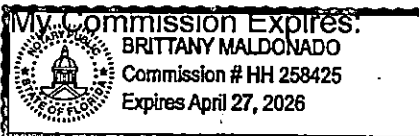
  
\_\_\_\_\_  
Witness: **Jessica Slaughter**

1990 W New Haven Ave., Suite 201  
Melbourne, FL 32904

STATE OF FLORIDA  
COUNTY OF BREVARD

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, on April 24, 2024, by NICHOLAS JOHN SPENCER aka NICHOLAS SPENCER and ARIEL JOAN SPENCER aka ARIEL SPENCER, who are personally known to me or have provided FLDL and FLDL, respectively as identification.

  
\_\_\_\_\_  
Notary Public - State of Florida



This deed was prepared without a review or examination of the title to the above-described property and no opinions or representations are being made either expressly or impliedly by Wideman Malek, PL