

Prepared by and when recorded return to:

Ginger R. Lore, Attorney at Law
Law Offices of Ginger R. Lore, P.A.
20 S. Main Street, Suite 280
Winter Garden, Florida 34787

**Property Appraiser's Parcel Identification
No. 24-37-14-77-*-9.34**

(Space above this line reserved for recording office use only)

**NOTE TO RECORDER: THIS DEED IS EXEMPT FROM
DOCUMENTARY STAMP TAX UNDER FLORIDA ADMINISTRATIVE CODE
RULE 12B-4.013 (28)(b) AS THERE IS NO BENEFICIAL CHANGE OF OWNERSHIP.**

WARRANTY DEED

THIS INDENTURE made on May 23, 2024, between **ALLYN S. BRICE** and **GINA M. BRICE**, husband and wife, (hereinafter jointly referred to as "Grantor"), who reside at 465 Geranium Park Way, Winter Garden, Florida 34787, for and in consideration of the sum of TEN and NO/100 DOLLARS (\$10.00) cash and other good and valuable consideration in hand paid by **ALLYN S. BRICE and GINA M. BRICE, Co-Trustees of the BRICE FAMILY REVOCABLE LIVING TRUST** (hereinafter jointly referred to as "Grantee"), such Grantee having an address of 465 Geranium Park Way, Winter Garden, Florida 34787, and such trust having been established under that certain revocable trust agreement dated February 13, 2003, by **ALLYN S. BRICE and GINA M. BRICE**, together as grantor and as trustee, hereby GRANT, CONVEY and WARRANT unto Grantee, all of Grantor's interest in and to the following described real estate in the County of Brevard and State of Florida:

Unit 2104 of Canaveral Sands, a condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 2257, Page(s) 2004 through 2067, inclusive, of the Public Records of Brevard County, Florida, and any amendments thereof, together with its undivided share in the common elements.

Together with the exclusive use to that limited common element described in the Declaration of Condominium as Garage Space No. C-74, which is an appurtenance to the unit, as recorded in Official Records Book 4579, Page 1896, of the Public Records of Brevard County, Florida.

Commonly known as: 8498 Ridgewood Avenue, Unit 2104, Cape Canaveral, Florida 32920

Full power and authority are conferred upon Grantee, as trustee, to protect, conserve, sell, convey, lease, grant and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of Grantor to vest in the trustee of the trust full rights of ownership as authorized by Section 689.073 of the Florida Statutes.

THIS PROPERTY IS NOT CURRENTLY THE HOMESTEAD PROPERTY OF THE GRANTOR. The terms of the trust provide for the present possessory right of possession of any homestead property in accordance with the Department of Revenue Rule 12D-7.011 and this deed will be recorded in compliance with Section 196.031(1) of the Florida Statutes, thereby entitling any real property transferred to the trust to homestead exemption status if all of the requirements are met.

NO TITLE INSURANCE HAS BEEN ISSUED IN CONNECTION WITH THIS TRANSACTION.

TO HAVE AND TO HOLD the property, to the extent conveyed hereby, in fee simple forever, subject to the terms and provisions contained herein, together with each and every right, privilege, hereditament and appurtenance in anywise incident or appertaining to the property.

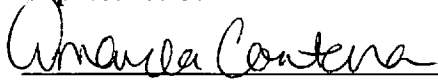
The conveyance made hereby, and the warranties made hereunder, are made by Grantor and accepted by Grantee subject to the following matters, to the extent same are in effect at this time: any and all restrictions, covenants, conditions, liens, encumbrances, reservations, easements, and other exceptions to title, if any, relating to the property, but only to the extent they are still in force and effect and shown of record in Brevard County, Florida, and to all zoning laws, regulations and ordinances of municipal and/or other governmental or quasi-governmental authorities, if any, relating to the property and to all matters which would be revealed by an inspection and/or a current survey of the property.

Grantor does hereby bind Grantor and Grantor's heirs, personal representatives, executors, administrators, successors and assigns to warrant and forever defend all and singular the property, to the extent conveyed hereby, unto Grantee and Grantee's heirs, personal representatives, executors, administrators, successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof.

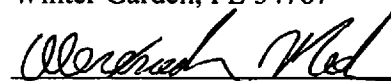
Taxes for the current year have been prorated and are assumed by Grantee.

IN WITNESS WHEREOF, the Grantor has executed this Warranty Deed on the day and year first above written.

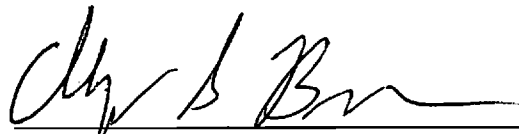
**Signed, Sealed and Delivered
in presence of**



AMANDA CONTESSA, Witness
20 S. Main Street, Suite 280
Winter Garden, FL 34787



ALEXANDRA MACK, Witness
20 S. Main Street, Suite 280
Winter Garden, FL 34787



ALLYN S. BRICE



GINA M. BRICE

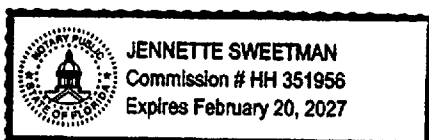
STATE OF FLORIDA

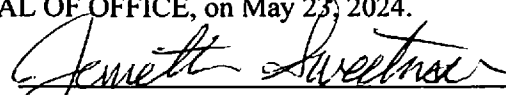
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COUNTY OF ORANGE

The foregoing instrument was acknowledged before me, the undersigned authority, by means of ☒ physical presence or ☐ online notarization, by ALLYN S. BRICE and GINA M. BRICE, Grantors, both of whom have produced a Florida driver's license as identification.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on May 23, 2024.




JENNETTE SWEETMAN
Notary Public, State of Florida