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This Instrument Prepared By
and Should Be Returned To:

✓
DEBORAH J. LOWE, ESQ.
P.O. Box 557421
Miami, FL 33255-7421
Telephone: 305-596-2332
Facsimile: 305-596-2373

**WARRANTY DEED TO TRUSTEE UNDER AGREEMENT
PURSUANT TO SECTION 689.071, FLORIDA STATUTES**

THIS INDENTURE, made this 18th day of October, 2010, between HELEN HARRISON WITTY, a married woman, Grantor, whose post office address is 12940 S.W. 63 Court, Miami, Florida, 33156; and HELEN WITTY, as Trustee of the HELEN WITTY REVOCABLE TRUST AGREEMENT dated the 14th day of February, 2005, Grantee, whose post office address is 12940 S.W. 63 Court, Miami, Florida, 33156.

WITNESSETH:

That Settlor, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration to Settlor in hand paid by Grantee, the receipt of which is acknowledged, grants, bargains, sells, aliens, remises, releases, conveys, and confirms to Grantee, his successors and assigns forever, the real property in Brevard County, Florida, described as:

6% undivided interest in

North half of Government Lot 3; and;

North half of S.E. 1/4 of S.E. 1/4 of Section 15,
Twp. 30 S, Range 38 E, Brevard County,

Fleming Grant Road, (a/k/a County Parcels 754, 759, 760

ORB 1892/390-398

Subject to a 50 feet easement over north boundary

which is subject to a Joint Ownership Agreement dated 1985, by and between Harold D. White as trustee and M.R. Harrison Jr., John Harrison, Soloman Lanster, Steven Mark Lanster, Charlotte Ressler, Thomas Plastering Pension Trust, Francis X. Farrey, Jr., Francis X. Farrey, Sr., John F. Farrey, Harold D. White, Inc.

Folio # 30 - 381500

SUBJECT TO:

- (1) Zoning and/or restrictions and prohibitions imposed by governmental authority.
- (2) Restrictions, easements and other matters common to the Plat thereof.
- (3) Taxes for the year 2010 and subsequent years.

SETTLOR does hereby fully warrant the title to said real property and will defend the same against

the lawful claims of all persons whomsoever.

Where used herein the terms "Settlor", "Grantee", "Trustee", "Co-Trustee" and "Successor Trustee" shall be construed as singular or plural as the context requires. The term "Trustee" shall include the terms "Co-Trustee(s)" or Successor Trustee(s)" as the context requires.

Pursuant to the provisions of Section 689.071, Florida Statutes, HELEN WITTY, Trustee, shall have the power and authority either to protect, conserve, and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property conveyed by this Deed.

No person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.
- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing said Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine that the Trustee is physically or mentally incapable of handling the duties of Trustee.
- E. The written approval of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Settlor sworn to and acknowledged before a notary public.

IN WITNESS WHEREOF, Settlor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

Carol Harlow
Witness
Print Name: CAROL HARLOW

MAY CHEUNG
Witness
Print Name: MAY CHEUNG

HELEN HARRISON WITTY
HELEN HARRISON WITTY

STATE OF FLORIDA)
) §§:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18th day of October, 2010, by HELEN HARRISON WITTY, ☐ who is personally known to me or ☐ who produced FL Driver's Lic as identification.

Deborah J. Lowe
Notary Public, State of Florida

My Commission Expires:

