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This Instrument Prepared By
and Should Be Returned To:

U
Ganon J. Studenberg, Esq
GANON J. STUDENBERG, P.A.
1119 Palmetto Avenue
Melbourne, FL 32901

Parcel ID Number: 26-36-02-26-0000Y.0-0002.00

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

THIS INDENTURE, made this 29th day of AUGUST, 2012, between **LOIS JOYCE WELKE**, unmarried, whose post office address is 1112 Becket Pl., Melbourne, Florida 32940, Grantor, and **LOIS J. WELKE, AS TRUSTEE OF THE LOIS J. WELKE TRUST DATED AUGUST 29, 2012**, whose post office address is 1112 Becket Pl., Melbourne, Florida 32940, Grantee.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor 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:

**Lot 2, Block Y, Capron Ridge Phase Five, according to the plat thereof
as recorded in Plat Book 54, Pages 5-14, of the Public Records of
Brevard County, Florida**

Parcel ID Number: 26-36-02-26-0000Y.0-0002.00

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 2012 and subsequent years.

GRANTOR 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 "Grantor", "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, **LOIS J. WELKE**, Trustee, shall have the power and authority 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.

Grantor reserves the right (but does not have any obligation) to reside upon the Property, as the Grantor's permanent residence during the Grantor's life, it being Grantor's intention to retain the requisite beneficial interest and possessory right in and to the Property to comply with Chapter 196, Florida Statutes, as amended from time to time, such that said beneficial interest in possessory rights constitute in all respects "equitable title to real estate", as that term is used in Section 6, Article VII, of the Constitution of the State of Florida.

In the event **LOIS J. WELKE** cannot serve as Trustee, the Successor Trustee shall be **JANE A. COX**, and if she cannot serve, the alternate Successor Trustee shall be **STEPHANIE GARRETT**. If she cannot serve, **MORGAN STANLEY TRUST, N.A.** shall serve as successor Corporate Trustee.

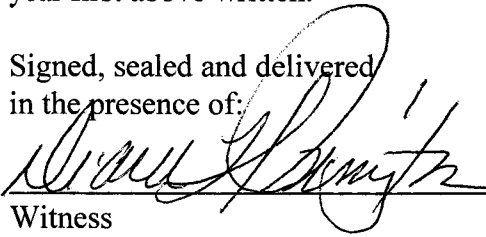
Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a Successor Trustee until one or more of the following have been received by said person or placed of record in the aforementioned county:

- 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 removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Grantor sworn to and acknowledged before a notary public.

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 Ganon J. Studenberg, Esquire, or GANON J. STUDENBERG, P.A.

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

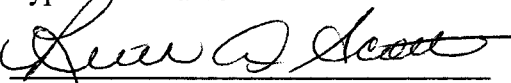
Signed, sealed and delivered
in the presence of:


Witness


LOIS J. WELKE

DIANE H. PENNINGTON

Type/Print Name



Witness

RUTH A. SCOTT


Type/Print Name

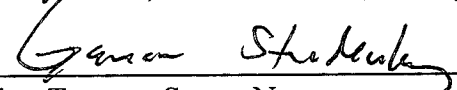
STATE OF FLORIDA

COUNTY OF BREVARD

The foregoing instrument was acknowledged before me this 29th day of AUGUST, 2012, by LOIS J. WELKE, who is personally known to me or who has produced  as identification.

My Commission Expires:


Notary Public, State of Florida, at Large


Print, Type, or Stamp Name

NOTARY PUBLIC-STATE OF FLORIDA
Ganon J. Studenberg
Commission # EE083700
Expires: APR. 16, 2015
BONDED THRU ATLANTIC BONDING CO., INC.