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Prepared by: Linda Martin
Sunbelt Title Agency
Return to: 2170 West SR 434, Suite 450
Longwood, FL 32779
File Number: 7998140057

\$142,500 [Space Above This Line For Recording Data]

This Warranty Deed

Made this 12th day of March, 2014 by Dorothy H. Hudspeth, Trustee of Hudspeth Family Trust, as restated by agreement dated June 6, 2008, and Dorothy H. Hudspeth, an un-remarried widow, hereinafter called the Grantor, to Thomas Stanley Roman, An Unmarried Man, whose post office address is: 1264 Continental Avenue Melbourne, FL 32940 hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Brevard County, Florida, viz:

Lot 27, Block A, INDIAN RIVER COLONY CLUB, P. U. D., PHASE 1, UNIT 1, according to the plat thereof, recorded in Plat Book 34, Page(s) 31 and 32, of the Public Records of Brevard County, Florida.

Parcel Identification Number: 26-36-03-75-0000A.0-0027.00

The Trustee under the above stated Trust is hereby granted the power to protect, conserve and to sell, convey, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this deed.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness: (Signature)
Print Name: LINDA S. MARTIN

Witness: (Signature)
Print Name: Jo Ann Webster

Hudspeth Family Trust, as restated by agreement dated June 6, 2008

Dorothy H. Hudspeth
By: Dorothy H. Hudspeth, Individually and as Trustee
Winnwood Retirement Community
100 Whitlock Ave
Marietta, GA 30064

State of Florida
County of Brevard

The foregoing instrument was acknowledged before me this 12th day of March, 2014, by Dorothy H. Hudspeth, Trustee, who: [] is personally known to me or [X] produced Military ID as identification.

NOTARY PUBLIC (signature)
Print Name: Linda Martin
My Commission Expires:
Stamp/Seal:

LINDA S. MARTIN
MY COMMISSION # EE 060686
EXPIRES: June 1, 2015
Bonded Thru Budget Notary Services