

This Instrument Prepared by & return to:

Name: *Connie Stauss Danna, an employee of All Star Title, Inc.*

Address: *1421 Clarkview Road, Suite 108
Baltimore, MD 21209
AST-17-10410-FL*

Parcel I.D. #: *33-39-14-00008-0002-00002/0*

**NO CONSIDERATION/NO TITLE INSURANCE
DEED TO REMOVE FROM TRUST ONLY**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Quit-Claim Deed executed this 17 day of March, A.D. 2017, by **MARK E. BLACKBURN, an unmarried man**, as Trustee of the **Mark E. Blackburn Living Trust dated January 31, 2007, an unrecorded Trust, first party**, Unto **MARK E. BLACKBURN, an unmarried man, as sole owner**, whose post office address is **656 18th Court, Vero Beach, Florida 32962, second party**:

(Wherever used herein, the terms "first party" and "second party" 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 first party for and in consideration of the sum of \$10.00, in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said second party as Sole Owner, His Personal Representatives, heirs or assigns, forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the **County of Indian River, State of Florida**, to-wit:

BEING known as Lots 2 and 3, Block B, Royal Poinciana Park, Unit 3 as per plat, Plat Book 5, Page 40, Public Records of Indian River County, Florida.

SUBJECT to Covenants, restrictions, and easements of record. Subject also to applicable real property taxes for the current and subsequent year.

Such real property or its street address is commonly known as 656 18th Court, Vero Beach, Florida 32962.

BEING the same lot of ground which by Deed dated March 31, 2016 and recorded among the Land Records of Indian River County, Florida at Book 2926, page 655 which was granted and conveyed by Mark E. Blackburn unto Mark E. Blackburn, as Trustee of the Mark E. Blackburn Living Trust dated January 31, 2007, an unrecorded revocable trust, the within grantors.

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 first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered in the presence of:

[Signature]
 Witness Signature
Larthenia Howard-Knighten
 Printed Name

[Signature]
 Witness Signature
Vonetta Allen
 Printed Name

[Signature] Trustee
 L.S.
MARK E. BLACKBURN, Trustee
 Address:
656 18TH Court, Vero Beach, FL 32962
 _____ L.S.

STATE OF FLORIDA
COUNTY OF Indian River

The foregoing instrument was acknowledged before me this 17th day of March, 2017, by MARK E. BLACKBUR, TRUSTEE of the Mark E. Blackburn Living Trust dated January 31, 2007, who are known to me or who have produced Driver License as identification.

[Signature]
 Signature of Notary
 My commission expires 2/21/21



Trust Certification Affidavit Pursuant to F.S. 736.1017

Before me, the undersigned authority, after having been duly sworn, personally appeared Mark E. Blackburn hereinafter referred to as the Affiant herein, who deposes and states as follows:

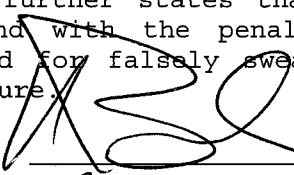
1. That Affiant is the current trustee of the 654 18 Ct. Vero Beach 32962 dated _____ hereinafter referred to as the "Trust". [Show all amendments here as well, if there are any.] Further that the trust exists, and the settler (creator) of the trust was Mark E. Blackburn.
2. That Affiant resides at 654 18 Ct. Vero Beach 32962 and that the subject property (is) or (is not) affiant's, nor any member of affiant's immediate family's homestead, nor contiguous thereto. Further that if subject property is affiant's homestead his/her spouse will join in the conveyance this affidavit accompanies.
3. Affiant certifies that this certification of trust pertains to the trust property located at: [Insert legal description and address if available].
4. That Affiant is the current acting trustee and resides at the above address.
5. Affiant as Trustee has full powers under the aforesaid trust via a general power of sale to sell, convey and to mortgage or encumber real and personal property of the trust, without obtaining consent of any other party (ies).
6. The Trust is: Irrevocable, () Revocable. The following individual(s) has/have power to revoke the trust:
_____.
7. List all co-trustees below and authority to sign or otherwise authenticate and whether all or less than all are required in order to exercise powers of the trustee: [If none type or write "None"]
8. Title to the property is currently shown in the last deed of record as _____
9. The Trust has not been revoked, modified or amended in any manner that would cause any representation or certification contained herein to be untrue or incorrect in any manner.

If trustee has changed or died include copies of paragraphs showing successor trustee(s) as exhibits]

That this Affidavit is made for the purpose of inducing Stewart Title Guaranty Company to insure title to the Property.

Affiant further states that Affiant is familiar with the nature of an oath, and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature.

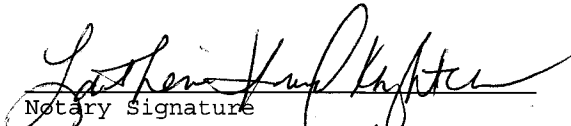
Affiant:



Print Name: Mark E. Blackburn

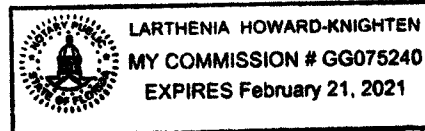
STATE OF FLORIDA -
COUNTY OF Indian River

Sworn to and subscribed before me this 17th day of March, 2017, by Mark E. Blackburn
(name of persons making statement)



Notary Signature

Larthenia Howard Knighten
Print, type or stamp commissioned name
of Notary Public



_____ Personally Known _____

OR has Produced Identification ✓

Type of Identification Produced Driver License