

This Instrument was prepared by:
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LaTanzi, Spaulding & Landreth
8 Cardinal Lane, P.O. Box 2300
Orleans, MA 02653
(508) 255-2133

Parcel No.: 33-10-06-00008-0000-00021.0

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 17th day of July, 2023, between Elizabeth M. Whelden, Alexander Whelden, and Drew Whelden, as Trustees of The 2019 Larry B. Whelden Living Trust u/d/t dated December 12, 2019, whose post office box address is PO Box 454, Nantucket, MA 02554, GRANTOR, and

Elizabeth M. Whelden, whose mailing address is 2 Fisher's Landing, Nantucket, MA 02554, GRANTEE: (WHEREVER used herein, the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and their heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, that said GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00), and other goods and valuable consideration, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said GRANTEE the following described land situated in Indian River County, Florida, to-wit:

Lot 21, McKee Point Subdivision, according to the plat thereof, recorded in Plat Book 11, Page 62, of the Public Records of Indian River County, Florida.

Property Address: 190 Sea Gull Ave, Vero Beach, Florida 32960

Subject to restrictions, reservations, and easements common to the subdivision, and taxes for the current year and subsequent years, if any.

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.


Elizabeth M. Whelden, Alexander Whelden, and Drew Whelden, GRANTOR, hereby warrant that the real property described herein is not their homestead and that Elizabeth's homestead is located at 2 Fisher's Landing, Nantucket, Massachusetts 02554, Alexander's homestead is located at 2 Fisher's Landing, Nantucket, Massachusetts 02554, and Drew's homestead is located at 11 Pippens Way, Nantucket, Massachusetts 02554.


This instrument was prepared from unverified information without benefit of a title examination and preparer assumes no responsibility for the accuracy of any information contained herein.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to execute in their name and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Devante Usher

 (Seal)
Elizabeth M. Whelden, Trustee



Witness Diego Echeverria

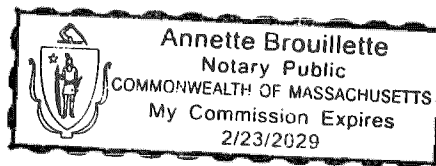
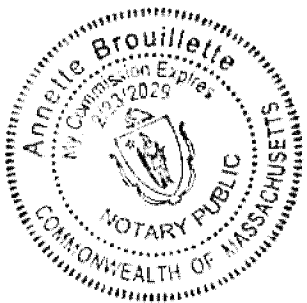
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July 18, 2023

On this 18 day of July, 2023, before me, the undersigned notary public, appeared Elizabeth M. Whelden, by means of physical presence or online notarization, who proved to me through satisfactory evidence of identification which was [] MA Driver's License, [] photographic identification issued by a federal or state governmental agency, [] personal knowledge of the undersigned, [] other satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it as her free act and deed and voluntarily for its stated purpose.


Notary Public



IN WITNESS WHEREOF, the GRANTOR has caused these presents to execute in their name and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Witness Devante Usher

[Signature] (Seal)
Alexander Whelden, Trustee

[Signature]
Witness Diego Echeverria

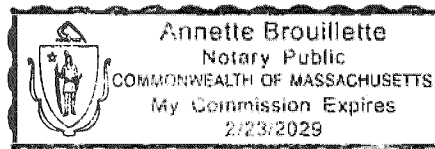
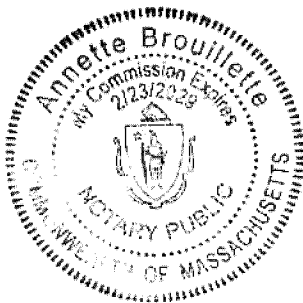
COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July 14, 2023

On this 14th day of July, 2023, before me, the undersigned notary public, appeared Alexander Whelden, by means of physical presence or online notarization, who proved to me through satisfactory evidence of identification which was [] MA Driver's License, photographic identification issued by a federal or state governmental agency, [] personal knowledge of the undersigned, [] other satisfactory evidence of identification, which was _____ to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as his free act and deed and voluntarily for its stated purpose.

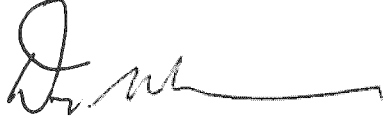
[Signature]
Notary Public




IN WITNESS WHEREOF, the GRANTOR has caused these presents to execute in their name and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Devante Usher


Drew Whelden, Trustee (Seal)

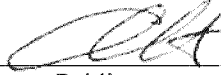

Witness Diego Echeverria

COMMONWEALTH OF MASSACHUSETTS

Barnstable, ss

July 18, 2023

On this 18 day of July, 2023, before me, the undersigned notary public, appeared Drew Whelden, by means of physical presence or online notarization, who proved to me through satisfactory evidence of identification which was [] MA Driver's License, photographic identification issued by a federal or state governmental agency, [] personal knowledge of the undersigned, [] other satisfactory evidence of identification, which was _____, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that he signed it as his free act and deed and voluntarily for its stated purpose.


Notary Public

