

Prepared by and return to:

A. Woods  
4996 49<sup>th</sup> ST REVOCABLE LAND TRUST  
1832 Thomas St  
Hollywood, FL 33020

[Space Above This Line For Recording Data]

TRUSTEE'S  
DEED

**This Trustee's Deed** made this 9<sup>th</sup> day of JULY 2024, between **HOME PIPELINE HOLDINGS, LLC, a Delaware limited liability company, as Trustee of the 4996 49<sup>TH</sup> ST Revocable LAND Trust dated July 3, 2024, an unrecorded trust with the full power and authority to protect and conserve and to sell, lease, encumber or otherwise manage and dispose of the real property described herein,** whose post office address 8 The Green, STE A, Dover, DE 19901, herein after referred to as "grantor", and **RCP LENDING FUND I LLC, a Texas limited liability company, whose post office address is 42 W TWINVALE LOOP THE WOODLANDS, TX 77384** herein after referred to as "grantee":

(Whenever used herein the terms "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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

**Commencing at the Northwest corner of Tract 10, Section 21, Township 32 South, Range 39 East, according to Plat of Indian River Farms Company, recorded March 23, 1915, in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, run South on the West line of said Tract 10 a distance of 30 feet to South line of road which is the Point of Beginning; thence run South on the West line of Tract 10, a distance of 253.60 feet; thence run East parallel to the North line of said Tract 10 a distance of 343.53 feet; thence run North parallel to the West line of said Tract 10 a distance of 253.60 feet to South line of road 343.53 feet to the Point of Beginning, said land now lying and being in Indian River County, Florida.**

Parcel Identification Number is 32392100001010000001.0  
Property Address: 4996 49TH ST VERO BEACH, FL 32967

**This property does not constitute the homestead of the Grantor(s).**

NOTE: THIS INSTRUMENT IS BEING PREPARED AT THE GRANTOR'S/ GRANTEE'S REQUEST WITHOUT THE BENEFIT OF A TITLE SEARCH AND EXAMINATION. THE PREPARER OF THIS INSTRUMENT HAS NOT SEARCHED TITLE TO THE PROPERTY AND MAKES NO CERTIFICATION WITH RESPECT TO THE TITLE OF THE PROPERTY.

**To Have and to Hold**, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit, and profit of the said grantee forever.

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In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

4996 49<sup>TH</sup> ST Revocable Land Trust  
u/a/d July 3, 2024

Joshua Romero  
Signed on 2024/07/09 11:50:13 -8:00

Witness (1) Signature

Joshua Romero

Witness (1) Print Name

722 E Fox Hills Dr. Bloomfield Hills MI 48304

Witness (1) Address

Lindsey Sitbon  
Signed on 2024/07/09 11:50:13 -8:00

Witness (2) Signature

LINDSEY SITBON

Witness (2) Print Name

3028 Round Lake RD., Zellewood, FL 32798

Witness (2) Address

By: Paul Joseph gellenbeck  
Signed on 2024/07/09 11:50:13 -8:00

HOME PIPELINE HOLDINGS, LLC a Delaware limited liability company, **Trustee**

Name: PAUL JOSEPH GELLENBECK

Title: AUTHORIZED SIGNOR

STATE OF Florida )  
COUNTY OF St. Lucie ) ss.:

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [x] online notarization this 9 day of JULY, 2024, by PAUL JOSEPH GELLENBECK as AUTHORIZED SIGNOR of **HOME PIPELINE HOLDINGS, LLC a Delaware limited liability company, Trustee of the 4996 49<sup>TH</sup> ST Revocable Land Trust u/a/d July 3, 2024**, who is [x] personally known to me or produced \_\_\_\_\_ as identification.



(NOTARY SEAL)

[Signature]  
Signed on 2024/07/09 11:50:13 -8:00

Notary Public  
Commission No.:  
Commission Expires:

Notarial act performed by audio-visual communication

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Record and Return to:  
A. Woods  
4996 49<sup>th</sup> ST REVOCABLE LAND TRUST  
1832 Thomas St  
Hollywood FL 33020

**AFFIDAVIT**

BEFORE ME, the undersigned authority, on this 9 day of JULY 2024, personally appeared PAUL JOSEPH GELLENBECK as AUTHORIZED SIGNOR of **HOME PIPELINE HOLDINGS, LLC** a Delaware limited liability company, **Trustee of the 4996 49<sup>TH</sup> ST Revocable Land Trust u/a/d July 3, 2024** ("Affiant"), who being first duly sworn upon oath, deposes and says:

1. That Affiant is the grantor of a Warranty Deed dated JULY 9, 2024, which will be recorded in Official Records of INDIAN RIVER County, Florida, as it relates to property located **4996 49TH ST VERO BEACH, FL 32967**, which is more particularly described as follows:

Commencing at the Northwest corner of Tract 10, Section 21, Township 32 South, Range 39 East, according to Plat of Indian River Farms Company, recorded March 23, 1915, in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, run South on the West line of said Tract 10 a distance of 30 feet to South line of road which is the Point of Beginning; thence run South on the West line of Tract 10, a distance of 253.60 feet; thence run East parallel to the North line of said Tract 10 a distance of 343.53 feet; thence run North parallel to the West line of said Tract 10 a distance of 253.60 feet to South line of road 343.53 feet to the Point of Beginning, said land now lying and being in Indian River County, Florida.

**Parcel Identification Number is 32392100001010000001.0**  
**Property Address: 4996 49TH ST VERO BEACH, FL 32967**

2. On the date that I executed the aforesaid Warranty Deed, this was not a homestead property.

**4996 49<sup>TH</sup> ST REVOCABLE LAND TRUST**

Paul Joseph gellenbeck  
Signed on 2024/07/09 11:50:13 -8:00  
**HOME PIPELINE HOLDINGS, LLC** a  
Delaware limited liability company, **Trustee**  
**Name:** PAUL JOSEPH GELLENBECK  
**Title:** AUTHORIZED SIGNOR

Joshua Romero  
Signed on 2024/07/09 11:50:13 -8:00  
Witness Name: Joshua Romero  
Address: 722 E Fox Hills Dr. Bloomfield Hills MI 48304

Lindsey Sitbon  
Signed on 2024/07/09 11:50:13 -8:00  
Witness Name: LINDSEY SITBON  
Address: 3028 Round Lake RD., Zellewood, FL 32798  
STATE OF Florida  
COUNTY OF St. Lucie ) ss.:

The foregoing instrument was acknowledged before me by means of [ ] physical presence or [x] online notarization this 9 day of JULY, 2024, by PAUL JOSEPH GELLENBECK as AUTHORIZED SIGNOR of the **4996 49<sup>TH</sup> ST REVOCABLE LAND TRUST** who is [x] personally known to me or produced \_\_\_\_\_ as identification.

**Alexandria Clyatt-Woods**  
**Commission # HH 414469**  
Notary Public - State of Florida  
My Commission Expires Jun 26, 2027

Notarial act performed by audio-visual communication

[Signature]  
Signed on 2024/07/09 11:50:13 -8:00  
Notary Public

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1832 Thomas St  
Hollywood FL 33020

### Delivery Affidavit for Witness or Notary

Joshua Romero ("Affiant") swears, as follows:

1. Affiant hereby confirms that he/she was the:

- witness
- notary
- both

on that certain deed dated July 9, 2024 located in INDIAN RIVER County, Florida ("Deed"). See **Attached Exhibit 'A'** regarding the legal description.

2. I was present and saw PAUL JOSEPH GELLENBECK as AUTHORIZED SIGNOR of **HOME PIPELINE HOLDINGS, LLC a Delaware limited liability company, Trustee of the 4996 49<sup>TH</sup> ST Revocable Land Trust u/a/d July 3, 2024**, [grantor in the Deed, "Grantor"] sign the Deed and give the Deed to **RCP LENDING FUND I LLC, a Texas limited liability company** [grantee in the Deed, "Grantee"].

3. When giving the Deed to the Grantee, the Grantor did not make or utter any conditions or limitations that the deed should not be recorded or that the property described in the Deed ("Property") was not to immediately transfer to the Grantee.

4. Grantor intended that the Property be immediately transferred to the Grantee when the Grantor signed and gave the Deed to the Grantee.

5. Affiant has no interest in the Property.

Joshua Romero  
Signed on 2024/07/09 11:50:13 -8:00

Affiant Joshua Romero

Lindsey Sitbon  
Signed on 2024/07/09 11:50:13 -8:00

Witness Name: LINDSEY SITBON  
Address: 3028 Round Lake RD., Zellewood, FL 32798

Alexandria Clyatt-Woods  
Signed on 2024/07/09 11:50:13 -8:00

Witness Name: Alexandria Clyatt-Woods  
Address: 11505 SW Village Pkwy #207, Port Saint Lucie, FL 34987

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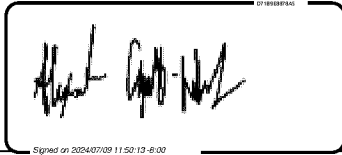


State of Florida  
County of St. Lucie

Sworn to (or affirmed) and subscribed before me by means of  physical presence or  online notarization, this 9 day of JULY, 2024, by Joshua Romero.

Personally Known  OR Produced Identification

Type of Identification Produced: \_\_\_\_\_



\_\_\_\_\_  
(Signature of Notary Public)

Notarial act performed by audio-visual communication

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**Exhibit 'A'**

**Commencing at the Northwest corner of Tract 10, Section 21, Township 32 South, Range 39 East, according to Plat of Indian River Farms Company, recorded March 23, 1915, in Plat Book 2, Page 25, Public Records of St. Lucie County, Florida, run South on the West line of said Tract 10 a distance of 30 feet to South line of road which is the Point of Beginning; thence run South on the West line of Tract 10, a distance of 253.60 feet; thence run East parallel to the North line of said Tract 10 a distance of 343.53 feet; thence run North parallel to the West line of said Tract 10 a distance of 253.60 feet to South line of road 343.53 feet to the Point of Beginning, said land now lying and being in Indian River County, Florida.**

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