

Recording Fee 112.00
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Return to Courthouse Box 88

Prepared by and return to:
George A. Glenn, Sr.
Attorney at Law
Law Offices of Glenn & Glenn
2165 15th Ave.
Vero Beach, FL 32960
772-569-0442
File Number: Denton
Courthouse Box: 88
Parcel ID: 31382100001003000001.0

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Trustee's Deed

This Trustee's Deed made this 28th day of June, 2024 between **Kimberly Denton Greenwood, individually and as Trustee of the Jeanette M. Denton Revocable Living Trust dated September 2, 2003**, whose post office address is 2701 N. Quincy Street, Arlington, VA 22207, grantor, and **Kimberly Denton Greenwood, a married woman**, whose post office address is 2701 N. Quincy Street, Arlington, VA 22207, and **Robert Denton, III, a married man**, whose post office address is 2724 Winnpage Road, Flower Mound, TX 75002, 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 considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida**, to-wit:

Lots 1, 2, 3, 4 and 29, Block C, Pine Lake Estates, Unit 1, according to the unrecorded plat, a copy of which said unrecorded plat is recorded for reference in OR Book 123, Page 141, Public Records of Indian River County, Florida.

AND

Lots 5, 6, 7, 26, 27, and 28, Block C, Pine Lake Estates, Unit 1, according to the unrecorded plat, a copy of which said unrecorded plat is recorded for reference in OR Book 123, Page 141, Public Records of Indian River County, Florida, being more particularly described as follows:

Commencing at the intersection of the South right of way of Fellsmere Road (State Road 512) and the East right of way of 105th Avenue, as presently monumented; run South 00 degrees 01' 09" West along said West right of way of 105th Avenue a distance of 170.0 feet to the point of beginning of the herein described parcel; thence continue South 00 degrees 01' 09" West along said West right of way a distance of 210.0 feet; thence run North 89 degrees 39' 33" West a distance of 260.0 feet to the East right of way of 105th Court; thence North along said East right of way of 105th Court a distance of 210.0 feet; thence run South 89 degrees 39' 11" East a distance of 260.00 feet to the point of beginning.

Parcel ID's:

Lots 1, 2, 3, and 4 - 31382100001003000001.0
Lots 5, 6, 7, 26, 27, and 28 - 31382100001003000005.0
Lot 29 - 31382100001003000029.0

Subject to covenants, restrictions, easements of record and taxes for the current year.

This deed was prepared without a title search and a legal description was supplied by the parties. The preparer of this instrument assumes no liability for the state of the title or any inaccuracies of the legal description.

Grantor further warrants that the above-described property does not and never has constituted her homestead and is not now and never has been contiguous to Grantor's homestead.

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 claiming by, through or under grantors.

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:

Hayden Wooden
Witness signature

Kimberly Denton Greenwood
Kimberly Denton Greenwood,
individually and as Trustee
2701 N. Quincy Street
Arlington, VA 22207

Hayden Wooden
Printed signature
Witness Address: 875 N Randolph St
Arlington VA 22203

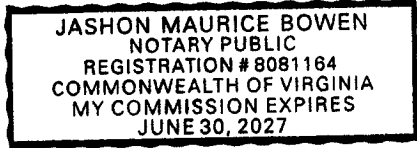
Kayla Rosales
Witness signature

Kayla Rosales
Printed signature
Witness Address:
875 N Randolph St, Arlington, VA 22203

State of Virginia
County of Arlington

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of June, 2024 by Kimberly Denton Greenwood, individually and as Trustee of the Jeanette M. Denton Revocable Living Trust dated September 2, 2003. She is personally known or has produced a driver's license as identification.

[Notary Seal]



J Bowen
Notary Public

Printed Name: Justin M. Bowen

My Commission Expires: 06/30/2027

Affidavit

[Trust — Unrecorded Trust — Excerpts]

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared Kimberly Denton Greenwood, Trustee of the Jeanette M. Denton Revocable Trust dated September 2, 2003, (“Affiant”), who deposes and says under penalties of perjury that:

1. This affidavit is made with regard to the following described property:

Lots 1, 2, 3, 4 and 29, Block C, Pine Lake Estates, Unit 1, according to the unrecorded plat, a copy of which said unrecorded plat is recorded for reference in OR Book 123, Page 141, Public Records of Indian River County, Florida.

AND

Lots 5, 6, 7, 26, 27, and 28, Block C, Pine Lake Estates, Unit 1, according to the unrecorded plat, a copy of which said unrecorded plat is recorded for reference in OR Book 123, Page 141, Public Records of Indian River County, Florida, being more particularly described as follows:

Commencing at the intersection of the South right of way of Fellsmere Road (State Road 512) and the East right of way of 105th Avenue, as presently monumented; run South 00 degrees 01’ 09” West along said West right of way of 105th Avenue a distance of 170.0 feet to the point of beginning of the herein described parcel; thence continue South 00 degrees 01’ 09” West along said West right of way a distance of 210.0 feet; thence run North 89 degrees 39’ 33” West a distance of 260.0 feet to the East right of way of 105th Court; thence North along said East right of way of 105th Court a distance of 210.0 feet; thence run South 89 degrees 39’ 11” East a distance of 260.00 feet to the point of beginning.

By deed recorded 8/22/2005 in O.R. 1666, Page 580, Public Records of Indian River County, Florida, (“Deed”) title to the real property described in item 1 above (“Property”) was taken in the name of Robert Denton, Jr. and Jeanette M. Denton, Trustees of the Jeanette M. Denton Revocable Trust dated September 2, 2003.

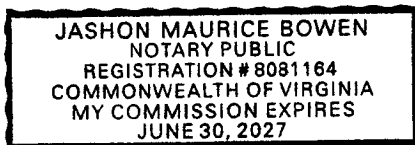
- 2. Affiant is the trustee of that certain trust and amendments, if any (“Trust”) as described in Deed. Attached hereto as Exhibit A are the pertinent pages of the Trust showing the appointment of the trustee.
- 3. Affiant has full power and authority to convey the Property. See excerpt of trust as Exhibit B describing such authority.
- 4. Nothing in the Trust prohibits or restricts the Affiant from conveying the Property.
- 5. The Trust has been in full force and effect during the period of ownership of the Property.

Kimberly Denton Greenwood
Kimberly Denton Greenwood, Trustee (Affiant)

STATE OF VIRGINIA
COUNTY OF Arlington

The foregoing instrument was sworn to and subscribed before me by means of physical presence or online notarization this 25th day of June, 2024, by Kimberly Denton Greenwood, Trustee, who is personally known or has produced Driver's license as identification.

[Notary Seal]



J. Bowen
Notary Public

Printed Name: Jashon M. Bowen

My Commission Expires: 06/30/2027

EXHIBIT
9/11/03

THE JEANETTE M. DENTON
REVOCABLE TRUST
DATED THE 2nd DAY OF September 2003

THIS TRUST AGREEMENT is entered into by and between JEANETTE M. DENTON, of the County of Indian River, State of Florida, hereinafter called "Trustor" and JEANETTE M. DENTON and ROBERT DENTON of the County of Indian River, State of Florida, hereinafter referred to as "Co-trustees".

Reference in this Trust to the "Trustee" shall be deemed a reference to whomever is serving as Trustee or Co-Trustees, whether original, alternate, or successor.

The initial primary Beneficiary of this Trust Estate shall be JEANETTE M. DENTON.

The effective date of this Trust shall be the date of execution of this Trust Agreement. This Trust shall be referred to as the JEANETTE M. DENTON Revocable Trust dated the 2nd day of September 2003.

ARTICLE I. Trust Property

A. Original Trust Estate

The Trustor acknowledges that the Trustor has transferred to the Trustee, without consideration, the sum of One and no/100 Dollars (\$1.00) which was the original corpus of the Trust Estate.

B. Additions to Trust Estate

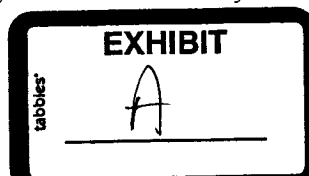
Additional property may be added to the Trust Estate at any time by the Trustor, or by any person or persons, by inter vivos or testamentary transfer. All such original and additional property is referred to herein collectively as the Trust Estate, and shall be held, managed and distributed as herein provided.

(1) Employee Benefit Plans

In the event that any designation of the Trustee of this Trust as Beneficiary in any employee benefit plan in which the Trustor may have an interest shall be ineffectual in whole or in part, the Trustor specifically requests that the committee, or other group having authority to do so under such plans, select the Trustee of the Trust as Beneficiary of such plans to the maximum extent possible. The Trustee may elect the mode of payment which, in the Trustee's discretion, appears to be the most advantageous option available to the Trust and/or its then-current income Beneficiaries in terms of income, estate and inheritance tax, and/or investment return considerations. An election by the Trustee in good faith in the exercise of the discretionary power conferred upon it shall be final and binding upon all persons whomsoever and shall be a full acquittance and discharge of the Trustee, and the Trustee shall not be liable to any person by reason of its exercise of such discretionary power.

(2) Life Insurance

(a) Trustee Named as Beneficiary. The Trustee may be named as Beneficiary of death benefit



proceeds of life insurance policies. Such death benefit proceeds will be subject to all the terms hereof.

(b) Policy Ownership. The Trustee shall not be obligated to pay any premiums, assessments, or other charges on any policies not owned by the Trust, nor to keep anyone informed with respect thereto. The Trustee shall not be responsible for any acts or omissions of the owners in connection with any policy. The owner of each policy in which the Trustee is named Beneficiary has reserved all rights, options, and privileges, including all incidents of ownership, conferred by the terms of the policies. Such rights shall include, but not be limited to, the right to change the Beneficiaries of such policies.

C. Character of Property Unchanged

(1) Retention of Property Character

Any property transferred to this Trust shall retain its original character and, in the event of revocation, the Trustee shall distribute such property to the Trustor based on the same property rights the Trustor had prior to transfer to the Trust.

If any property transferred to this Trust shall be Florida Homestead property, it shall retain all of the rights and characteristics of Florida Homestead property. The Trustor shall retain the right to live in such property as long as that Trustor shall live.

(2) Gifts Treated as Revocation

Any and all gifts of Trust assets shall constitute a revocation by the Trustor as to Trust administration over such property, whether such gift is made by a Trustor or by the Trustee at the written direction of the Trustor.

ARTICLE II. Original and Successor Trustees

A. Original Co-Trustees

The original Co-Trustees under this Declaration of Trust shall be JEANETTE M. DENTON and ROBERT DENTON to serve with all of the obligations, powers, and authority contained within this Trust Agreement.

B. Death or Resignation of Original Co-Trustees

In the event of the death of an original Co-Trustee or if for any reason whatsoever he/she ceases to serve as Co-Trustee hereunder, the Trustor nominates and appoints the other Trustee to serve as sole Trustee hereunder without the approval of any Court and without bond.

In the event of the death of both original Co-Trustees or if for any reason whatsoever both cease to serve as Trustee hereunder, the Trustor nominates and appoints KIMBERLY DENTON GREENWOOD, to serve as Trustee hereunder without the approval of any court and without bond.

C. Discharge or Resignation of Trustee

The Trustor shall have the right to discharge the Trustee of any Trust hereunder, including any Successor Trustee, and to appoint a Trustee in its place. Discharge of a Trustee shall be by delivery to such Trustee of 30 days written notice of discharge, accompanied by the name of the intended Successor Trustee.

The Trustee of any Trust hereunder, including any Successor Trustee, may resign by delivery to all of the then income Beneficiaries of such Trust of 30 days written notice of resignation. In the event of the resignation of the last named Successor Trustee, such income Beneficiaries who are adults shall have the right to appoint a Trustee; provided that if no such income Beneficiaries are adults, then such appointment shall be made by the parent or legal guardian of such income Beneficiaries; provided, further, that in the event of a dispute among such income Beneficiaries, their parents, or their Guardians, the majority shall prevail.

A discharged or resigned Trustee shall serve as Trustee until its Successor shall accept office, and shall execute all instruments and do all acts necessary to vest title of the Trust Estate in the Successor Trustee without court accounting.

A majority of the adult income Beneficiaries and/or the Guardian of any minor income Beneficiaries may, without liability to themselves, approve the accounts and give full release and discharge to any discharged or resigned Trustee, and this shall be binding upon all persons whomsoever.

D. Duties and Responsibilities of Successor Trustees

No Successor Trustee shall have any responsibility for any acts or omissions of any prior Trustee and no duty to audit or investigate the accounts or administration of any such Trustee; nor, unless in writing requested to do so by a person having a present or future beneficial interest under a Trust hereunder, any duty to take action or obtain redress for breach of trust. It is the intent of the original Trustor that the Successor Trustee shall not be required to obtain court approval, discharge, or pursue any other court proceedings at the request of income Beneficiaries without first attempting to obtain releases from the majority of the adult income Beneficiaries, with such release and discharge being completely adequate as to all responsibilities incumbent upon the Trustee. However, under any circumstances any claim or action against any previous Trustee must in any event be asserted or filed by any Beneficiary within one year after the appointment of a Successor Trustee.

E. Bond

No Trustee shall be required to post bond or any other security for the faithful performance of any duties or obligations of such office.

ARTICLE III. Initial Trust

During the lifetime of the Trustor, the Trustee shall hold, manage, invest, and reinvest the Trust Estate and shall collect the income thereof, and shall, upon demand of the Trustor, pay to the Trustor all net income of the Trust Estate. In the event that the Trustor does not demand payment of the net income,

original of one and the same instrument.

I. Application to Probate Court

If any disputes arise as to interpretation of this Agreement, or there is need to obtain court approval of any accounting or any interpretation in regard to this Agreement, the Trustor direct the Trustee to make application to the probate court; it being the intent of the Trustor that the probate court shall not assume continuing jurisdiction.

J. Number and Gender

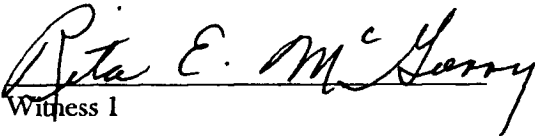
As used in this Trust Agreement, the masculine, feminine, and neuter gender, and the singular and plural number shall each be deemed to include the others when the context so indicates.

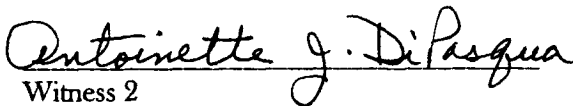
IN WITNESS WHEREOF, the provisions of this Declaration of Trust shall bind as Trustor, as Co-Trustees; Successor Trustees assuming the role of Trustee hereunder, and the Beneficiaries of this Trust, as well as their successors and assigns.

Dated this 2nd day of September 2003.

TRUSTOR


JEANETTE M. DENTON


Witness 1


Witness 2

WE HEREBY ACCEPT THE TERMS OF THIS TRUST AND WILL ACT AS CO-TRUSTEES OR AS SURVIVOR SOLE TRUSTEE.

Trustees

Jeanette M. Denton
JEANETTE M. DENTON

Robert Denton
ROBERT DENTON

Rita E. Mc Garry
Witness 1

Antoinette J. DiPasqua
Witness 2

STATE OF FLORIDA:
COUNTY OF INDIAN RIVER

BEFORE ME, the undersigned, a Notary Public in and for the State of Florida, personally appeared JEANETTE M. DENTON and ROBERT DENTON, personally known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged that they execute the same.

SUBSCRIBED AND SWORN TO before me this 2nd day of September 2003.

WITNESS my hand and official seal.

Kathleen Hendrickson
Notary Public
State of Florida



9/14/03

THE JEANETTE M. DENTON
REVOCABLE TRUST
DATED THE 2nd DAY OF September 2003

THIS TRUST AGREEMENT is entered into by and between JEANETTE M. DENTON, of the County of Indian River, State of Florida, hereinafter called "Trustor" and JEANETTE M. DENTON and ROBERT DENTON of the County of Indian River, State of Florida, hereinafter referred to as "Co-trustees".

Reference in this Trust to the "Trustee" shall be deemed a reference to whomever is serving as Trustee or Co-Trustees, whether original, alternate, or successor.

The initial primary Beneficiary of this Trust Estate shall be JEANETTE M. DENTON.

The effective date of this Trust shall be the date of execution of this Trust Agreement. This Trust shall be referred to as the JEANETTE M. DENTON Revocable Trust dated the 2nd day of September 2003.

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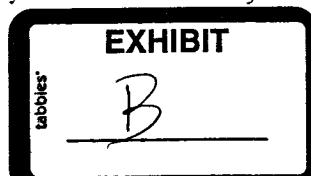
Additional property may be added to the Trust Estate at any time by the Trustor, or by any person or persons, by inter vivos or testamentary transfer. All such original and additional property is referred to herein collectively as the Trust Estate, and shall be held, managed and distributed as herein provided.

(1) Employee Benefit Plans

In the event that any designation of the Trustee of this Trust as Beneficiary in any employee benefit plan in which the Trustor may have an interest shall be ineffectual in whole or in part, the Trustor specifically requests that the committee, or other group having authority to do so under such plans, select the Trustee of the Trust as Beneficiary of such plans to the maximum extent possible. The Trustee may elect the mode of payment which, in the Trustee's discretion, appears to be the most advantageous option available to the Trust and/or its then-current income Beneficiaries in terms of income, estate and inheritance tax, and/or investment return considerations. An election by the Trustee in good faith in the exercise of the discretionary power conferred upon it shall be final and binding upon all persons whomsoever and shall be a full acquittance and discharge of the Trustee, and the Trustee shall not be liable to any person by reason of its exercise of such discretionary power.

(2) Life Insurance

(a) Trustee Named as Beneficiary. The Trustee may be named as Beneficiary of death benefit



The Trustee shall have the power to retain, without liability for loss or depreciation resulting from such retention, the original assets and all other property hereafter transferred, devised, or bequeathed to the Trustee, although such property may not be of the character prescribed by Law or by the terms of this instrument for the investment of other Trust assets; and, although it represents a large percentage or all of the Trust Estate, this said original property may accordingly be held as a permanent investment.

The Trustee shall have the power, with respect to any business interest that may become a part of the Trust Estate, whether organized as a sole proprietorship, partnership, or corporation, and upon such terms for such time and in such manner as it may deem advisable, to hold, retain, and continue to operate such business solely at the risk of the Trust Estate and without liability on the part of the Trustee for any losses resulting therefrom; to dissolve, liquidate, or sell at such time and upon such terms as the Trustee may deem advisable; to incorporate such business and hold the stock as an asset of the Trust Estate; to use the general assets of the Trust for the purpose of the business; to borrow money for business purposes and pledge or encumber the assets of the business or the other assets of the Trust Estate to secure the loan; to employ such officers, managers, employees, or agents as it may deem advisable in the management of such business, including electing directors, officers, or employees of the Trustee to take part in the management of such business as directors or officers.

B. General Property Powers

The Trustee shall have all such powers and is authorized to do all such acts, take all such proceedings, and exercise all such rights and privileges in the management of the Trust Estate as if the absolute owner thereof, including without limiting the generality of the terms, the right to manage, control, sell, convey, exchange, partition, assign, divide, subdivide, improve, repair; to grant options and to sell upon deferred payments; to lease from terms within or extending beyond the duration of the Trust concerned for any purpose, including the exploration for and removal of oil, gas, and other minerals; to enter into community oil leases, pooling and unitization agreements; to create restrictions, easements, and other servitudes; to compromise, arbitrate, or otherwise adjust claims in favor of or against the Trust; to institute, compromise, and defend actions and proceedings at the expense of the Trust Estate; and to carry such insurance as the Trustee may deem advisable.

C. Powers in Regard to Real Estate

The Trustee shall have the power to sell, transfer, convey and/or assign any interest held by the Trust Estate in real estate. The Trustee shall further have authority to purchase title insurance and to enter any type of escrow arrangement necessary in the purchase and sale of real estate.

D. Authority to Borrow and Encumber

The Trustee shall have the power to borrow money for any Trust purpose upon such terms and conditions as the Trustee may deem proper, and to obligate the Trust Estate for repayment and to encumber the Trust Estate or any of its property by Mortgage, Deed of Trust, pledge, or otherwise, using such procedure to consummate the transaction as the Trustee may deem advisable.

E. Powers Regarding Securities

original of one and the same instrument.

I. Application to Probate Court

If any disputes arise as to interpretation of this Agreement, or there is need to obtain court approval of any accounting or any interpretation in regard to this Agreement, the Trustor direct the Trustee to make application to the probate court; it being the intent of the Trustor that the probate court shall not assume continuing jurisdiction.

J. Number and Gender

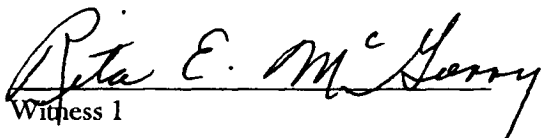
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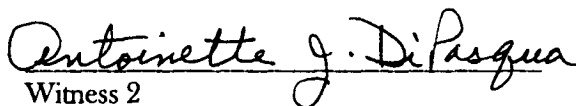
IN WITNESS WHEREOF, the provisions of this Declaration of Trust shall bind as Trustor, as Co-Trustees; Successor Trustees assuming the role of Trustee hereunder, and the Beneficiaries of this Trust, as well as their successors and assigns.

Dated this 2nd day of September 2003.

TRUSTOR


JEANETTE M. DENTON


Witness 1


Witness 2

WE HEREBY ACCEPT THE TERMS OF THIS TRUST AND WILL ACT AS CO-TRUSTEES OR AS SURVIVOR SOLE TRUSTEE.

Trustees

Jeanette M. Denton
JEANETTE M. DENTON

Robert Denton
ROBERT DENTON

Rita E. McHenry
Witness 1

Antoinette J. DiPasqua
Witness 2

STATE OF FLORIDA:
COUNTY OF INDIAN RIVER

BEFORE ME, the undersigned, a Notary Public in and for the State of Florida, personally appeared JEANETTE M. DENTON and ROBERT DENTON, personally known to me or proved to me on the basis of satisfactory evidence, to be the persons whose names are subscribed to the within instrument and acknowledged that they execute the same.

SUBSCRIBED AND SWORN TO before me this 2nd day of September 2003.

WITNESS my hand and official seal.

Kathleen Hendrickson
Notary Public
State of Florida

