

**THIS INSTRUMENT PREPARED BY
AND RETURN REQUESTED BY MAIL TO:**

STACEY SCHWARTZ, ESQ.
FLAMMIA ELDER LAW FIRM
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PARCEL ID# 31380100002037000009.0
Sale Price: \$10.00

TRUST DEED
(with Warranty of Title)

This Indenture, made this 19th day of September, 2023, by and between DEBORAH C. EMBRY, f/k/a DEBORAH C. LESTER, an unmarried woman, with full power to transfer, assign and encumber such interest, whose residence and post office address 1107 Zachary Way, Orlando, FL 32835, hereinafter called "GRANTOR", and DEBORAH C. EMBRY, as Trustee of that unrecorded Revocable Trust Agreement entitled the DEBORAH C. EMBRY REVOCABLE TRUST dated September 19, 2023, whose residence and post office address is 1107 Zachary Way, Orlando, FL 32835, hereinafter called "GRANTEE".

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable consideration, to them in hand paid by the Trustee, the receipt and sufficiency of which are hereby acknowledged, and in consideration of the terms and conditions of the aforesaid Revocable Trust Agreement, and the powers granted therein, does hereby these presents grant, bargain, remise, release and convey unto Grantee, or Grantee's Successor, In Trust, as Trustee, for the uses and purposes and with all of the powers set forth in said Trust Agreement, all of the Grantor's right, title and interest in and to that certain real property situated, lying and being in Indian River County, Florida, more commonly known as 417 Oak Street, Sebastian, Indian River County, Florida, being the same premises conveyed to Grantor herein by Deed dated January 29, 1987, recorded in the Public Records of said County on February 3, 1987 in Official Records Book #0759 at Page #1036, and more particularly described as:

Lot 9, Block 37, Sebastian Highlands, Unit 1, according to the Plat thereof, as recorded in Plat Book 5, Page 14, Public Records of Indian River County, Florida

Subject to taxes for the year 2022 and subsequent years, and all mortgages of record which the Grantee herein assumes and agrees to pay; and subject to easements, restrictions, reservations and limitations of record, if any; however, this reference shall not operate to reimpose the same.

The property described herein is not the homestead property of the Grantor as the term is defined by the laws and Constitution of the State of Florida.

(NOTE: This instrument was prepared at the request of the Grantor without title examination, title search or survey. Therefore, the preparer hereof makes no representations whatsoever as to the title, the ownership, or the boundaries of the property conveyed herein.)

TO HAVE AND TO HOLD the same, in fee simple forever, together with appurtenances thereunto belonging, unto the Trustee, its successors and assigns forever, both at law and in equity, in trust, with the Trustee and its successors and parties serving in its stead having the full power and authority pursuant to Section 689.073, Florida Statutes to acquire or dispose of an asset for cash or credit at a public or private sale; to manage, develop, improve, exchange, partition, change the character of or abandon a trust asset or any interest in it; and to encumber, mortgage or pledge a trust asset for a term within or extending beyond the term of the trust in connection with the exercise of any power vested in the Trustee.

AND the Grantor hereby fully warrants the title to the said property and will defend the same against the lawful claims of all persons whomsoever, except as aforesaid.

Any person dealing with the Trustee shall deal with said Trustee in the order as set forth above. However, no person shall deal with a successor trustee until one or more of the following have been received by said person or placed of record in the county in which the property is located:

- The written resignation of the prior Trustee sworn to and acknowledged before a Notary Public.
- The order of a court of competent jurisdiction adjudicating the prior Trustee incapacitated or removing said Trustee for any reason.
- The written certificate of the prior Trustee's family or attending physician currently practicing medicine that the prior Trustee is physically or mentally incapable of handling the duties of Trustee.

- A certified copy of the death certificate, or an affidavit of death, of the prior Trustee along with a Statement of Successor Trustee.
- The written removal of a prior Trustee, the change of successor Trustee(s) and/or the appointment of additional successor Trustee(s) by the Grantor sworn to and acknowledged before a notary public; this right being reserved to the Grantor.

The rights and obligations of Grantor and Grantee shall be binding upon and inure to the benefit of their respective estates, heirs, personal representatives, successors, and assigns. All obligations undertaken by two or more persons shall be deemed to be joint and several unless a contrary intention shall be clearly expressed elsewhere herein.

The conveyance herein set forth and the warranties of Grantor concerning the same are expressly declared to be in favor of Grantee, Grantee's successors and assigns.

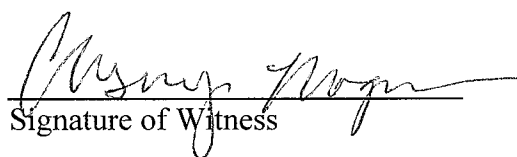
Because this deed is given to evidence the transfer of assets into a trust with no change in the beneficial ownership, minimum state documentary stamps are affixed.

The terms "Grantor", "Grantee", and "Trustee" as and when used herein, or any pronouns used in place thereof, shall mean and include the masculine or feminine, the singular or plural number, individuals or corporations and their and each of their respective successors, heirs, personal representatives and assigns, according to the context thereof.


If these presents shall be signed by two or more persons as Grantor or Grantee, all covenants of such persons shall for all purposes be joint and several.

IN WITNESS WHEREOF, Grantor has executed these presents on the day and year first above written.


Signed, sealed and delivered in the presence of:


Signature of Witness

Chesney Brittian Morgan
Typed/Printed Name of Witness


Signature of Witness

Susan A. Rawson
Typed/Printed Name of Witness


Deborah C. Embry, f/k/a Deborah C. Lester
"Grantor"

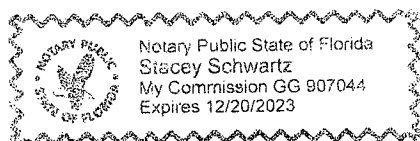
1107 Zachary Way

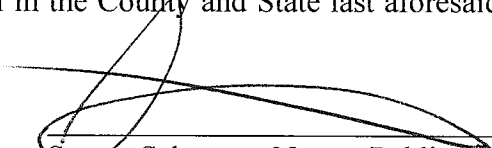
Orlando, FL 32835

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared DEBORAH C. EMBRY, f/k/a Deborah C. Lester (Grantor) (by means of ☒ physical presence OR ☐ online notarization, and ☐ who is personally known to me OR ☒ who has produced FLA DL as identification), to me known to be the person described in and who executed the foregoing Trust Deed and that she acknowledged before me that she executed the same of her own will and deed.

Witness my hand and official seal in the County and State last aforesaid this 19th day of September, 2023.




Stacey Schwartz, Notary Public
My commission expires: 12/20/2023