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Prepared by and return to:
Kevin MacWilliam, Esq.
1826 14th Avenue
Suite 102
Vero Beach, FL 32960
772-564-6112

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Trustee's Deed *(Life Estate)*

This Trustee's Deed made this 19th day of **March, 2025** between **Anita Calabro, Senior Trust Officer, Cypress Bank & Trust, as Successor Trustee of The Amended and Restated Leslie A. King Revocable Trust dated May 14, 2024**, whose post office address is 4625 North A1A, Suite 2, Vero Beach, FL 32963, **Grantor**, and **GARY S. KING**, a single man, **for his natural life**, whose post office address is 1195 2nd Street, Vero Beach, FL 32962, **Grantee**, with a **remainder to TIMOTHY D. KING**, whose post office address is 2410 Taylor Street, Mims, FL 32754, his heirs, personal representative, successors, and assigns:

(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 of 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 grantee's heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida** to-wit:

Lot 1, Block E, Indian River Heights, Unit No. 8, according to the plat thereof as recorded in Plat Book 7, Page 31, of the Public Records of Indian River County, Florida.

Parcel ID No. 33-39-13-00007-0005-00001.0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Grantor certifies that subject property herein conveyed does NOT constitute the homestead of the Grantor.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

SCRIVENER HAS PROVIDED NO TITLE EXAMINATION OR TITLE OPINION, NOR HAS THE SAME BEEN REQUESTED BY THE GRANTEE.

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:

Kevin MacWilliam

Witness Name: Kevin MacWilliam
Address: 1826 14th Avenue, Ste. 102
Vero Beach, FL 32960

Anita Calabro (Seal)

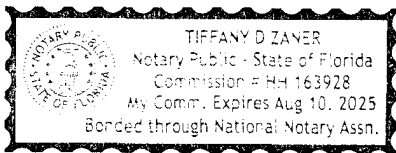
Anita Calabro, Successor Trustee of the
Leslie A. King Revocable Trust

Tiffany D. Zaner

Witness Name: Tiffany D. Zaner
Address: 1826 14th Avenue, Ste. 102
Vero Beach, FL 32960

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of March, 2025 by Anita Calabro who is personally known or has produced a driver's license as identification.



Tiffany D. Zaner
Tiffany D. Zaner
Notary Public