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TRUSTEES' DISTRIBUTIVE DEED

Prepared By and Return to.

Jason Hedman
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THIS INDENTURE made the 7th day of November, 2017, between TERESA ANN BLAIS and GREGORY J. NELSON, as Co-Trustees of the FLORENCE P. NELSON TRUST U/A/D 04/18/2001 ("GRANTORS"), and GREGORY J. NELSON, a married man ("GRANTEE"). The address of Grantee is 3560 Raney Road, Titusville, Florida 32780;

WHEREAS, TERESA ANN BLAIS and GREGORY J. NELSON are Co-Trustees of the FLORENCE P. NELSON TRUST U/A/D 04/18/2001; and

WHEREAS, FLORENCE P. NELSON died a resident of Brevard County, Florida on the 19th day of September, 2010; and

WHEREAS, pursuant to a Special Power of Appointment under said Trust exercised by Edward G. Nelson through his duly executed Codicil; and

WHEREAS, for purposes of the *inter vivos trust*, according to the terms of such Trust, final distribution of the remaining trust assets is required; and

WITNESSETH:

That the Grantors, TERESA ANN BLAIS and GREGORY J. NELSON, as Co-Trustees of the FLORENCE P. NELSON TRUST U/A/D 04/18/2001, pursuant to the powers granted in the *inter vivos trust* of FLORENCE P. NELSON, dated April 18, 2001, and in consideration of the sum of \$10.00 and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys, and confirms to the Grantee and Grantee's heirs, personal representatives, successors and assigns forever that certain real properties situate in Brevard County, Florida, more particularly described as follows:

SEE ATTACHED EXHIBIT "B" CONVEYING ALL OF THE INTEREST OF THE FLORENCE P. NELSON TRUST, U/A/D 04/18/01, BEING A 50% UNDIVIDED INTEREST IN SAID REAL PROPERTY.

That the foregoing conveyance is pursuant to the Order Executing Power of Appointment and Directing Co-Trustees to Make Distribution, entered in the Estate of Edward G. Nelson, being *In Re Estate of Edward G. Nelson, Case number 05-2016-CP-036728-XXXX-XX, Eighteenth Judicial Circuit Court, Brevard County, Florida*

SUBJECT TO THE FOLLOWING EXPRESSED RESTRICTIONS:

1. Reservations, dedications, easements and restrictions of record.
2. Taxes for the year 2016 and all subsequent years.
3. All valid zoning ordinances of governmental bodies.

TOGETHER WITH all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said real property.

TO HAVE AND TO HOLD the same unto said GRANTEE, the GRANTEE'S heirs, personal representatives, successors and assigns, in fee simple forever.

AND THE GRANTORS do covenant to and with the GRANTEE, the GRANTEE'S heirs, personal representatives, successor and assigns, that TERESA ANN BLAIS and GREGORY J. NELSON presently serve as Co-Trustees under the FLORENCE P. NELSON TRUST, U/A/D 04/18/2001, that such *inter vivos trust* is in full force and effect, that TERESA ANN BLAIS and GREGORY J. NELSON, as Co-Trustees, are empowered by such Trust to enter into this Deed, and that all things preliminary to and in and about this conveyance and the laws of the State of Florida have been followed and complied with in all respects.

AND THE GRANTORS further covenant with GRANTEE that GRANTORS have good right and lawful authority to (and) convey the property and GRANTORS warrant the title to the property for any acts of GRANTORS and will defend the title against all lawful claims of all persons claiming by, through or under the GRANTORS. Where used herein the terms GRANTOR and GRANTEE shall be construed as singular or plural as the context requires.

THE UNDERSIGNED do hereby swear, affirm and warrant that FLORENCE P. NELSON was the original Trustee of the FLORENCE P. NELSON TRUST, U/A/D 04/18/2001, and further swears, affirms and warrants that from the title to the subject real property was vested in FLORENCE P. NELSON and EDWARD G. NELSON, through September 19, 2010, the date of death of FLORENCE P. NELSON, and that FLORENCE P. NELSON and EDWARD G. NELSON remained married to each other, and that EDWARD G. NELSON, died on June 29, 2016, and had no minor children surviving at his death.

THIS DEED was prepared without title search or examination and based upon information provided by the Grantor or Grantee.

IN WITNESS WHEREOF, the GRANTOR has set his hand and seal on the date and year first above written

Signed, sealed and delivered
in our presence:

Shera Shoemaker
Witness
Shera Shoemaker
Printed Name of Witness

Teresa Ann Blais
TERESA ANN BLAIS, Co-Trustee of the
Florence P. Nelson Trust, U/A/D
04/18/2001

“Grantor”

Diane Cook
Witness
Diane Cook
Printed Name of Witness

STATE OF FLORIDA
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared TERESA ANN BLAIS, Co-Trustee of the FLORENCE P. NELSON TRUST, U/A/D 04/18/2001, who is personally known to me or has produced _____ as identification, and who swears and affirms all statements are true, and she acknowledged before me that she executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of November, 2017.

Cheryl Mills
Notary Public, State of Florida



Susan m L P
Witness
Susan m Lomax
Printed Name of Witness

Gregory J. Nelson
GREGORY J. NELSON, Co-Trustee of the
Florence P. Nelson Trust, U/A/D
04/18/2001

“Grantor”

Terri T. Dieckowski
Witness
Terri T. Dieckowski
Printed Name of Witness

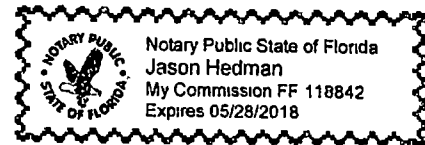
STATE OF Florida
COUNTY OF Brevard

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared GREGORY J. NELSON, Co-Trustee of the FLORENCE P. NELSON TRUST, U/A/D 04/18/2001, who is personally known to me or has produced _____ as identification, and who swears and affirms all statements are true, and she acknowledged before me that she executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 7 day of NOV., 2017.

(SEAL)

Jason Hedman
Notary Public, State of Florida



A part of the South 420 feet of the North 500 feet of Lot 9, PLAT OF BAYVIEW, recorded in Plat Book 1, at Page 64, of the Public Records of Brevard County, Florida, lying East of the Easterly right-of-way line of U. S. Highway No. 1, along with a part of submerged lands described in Official Records Book 1038, Page 139, lying in Section 10, Township 22 South, Range 35 East, Brevard County, Florida, further described as follows:

Commencing at the Point of Intersection of the North line of the South 420 feet of the North 500 feet of Lot 9, according to the PLAT OF BAYVIEW, recorded in Plat Book 1, Page 64, of the Public Records of Brevard County, Florida, and the Easterly right-of-way line of U. S. Highway No. 1, a 106 foot right-of-way; run thence South $13^{\circ}46'15''$ East along said right-of-way line, a distance of 259.80 feet to the Point of Beginning of the lands herein described; thence North $76^{\circ}13'45''$ East, parallel with the Southerly line of lands described in Official Records Book 1005, Page 477, of said Public Records, a distance of 170.00 feet, more or less, to a point on the existing Westerly shore of the Indian River; thence North $89^{\circ}51'45''$ East, parallel with the North line of a parcel of submerged lands described in Official Records Book 1038, Page 139, of said Public Records, a distance of 490.91 feet, more or less, to a point on the CITY OF TITUSVILLE BULKHEAD LINE, as described in Bulkhead Book 1, Pages 33-37 of said Public Records; thence South $13^{\circ}46'15''$ East along said Bulkhead Line, a distance of 213.61 feet; thence South $89^{\circ}51'45''$ West, along the South line of the aforementioned lands described in Official Records Book 1038, Page 139, a distance of 483.4 feet, more or less, to a point on the Westerly shore of the Indian River; thence continuing South $89^{\circ}51'45''$ West, along the South line of the North 500 feet of said Lot 9, a distance of 182.44 feet, more or less, to a point on said Easterly right-of-way line of U. S. Highway No. 1; thence North $13^{\circ}46'15''$ West, along said right-of-way line, a distance of 172.38 feet to the Point of Beginning.

TOGETHER WITH all right, title and interest, if any, in the following:

An easement for common parking over, upon and through the following described property:

Commencing at the Point of Intersection of the North line of Lot 9, according to the PLAT OF BAYVIEW, recorded in Plat Book 1, Page 64, of the Public Records of Brevard County, Florida, and the Easterly right-of-way line of U. S. Highway No. 1, a 106 foot right-of-way; run thence South $13^{\circ}46'15''$ East along said right-of-way line, a distance of 263.12 feet to the Point of Beginning of the easement herein described; thence run North $76^{\circ}13'45''$ East, a distance of 160.00 feet; thence South $13^{\circ}46'15''$ East, parallel with said right-of-way line of U. S. Highway No. 1, a distance of 79.0 feet; thence South $76^{\circ}13'45''$ West, a distance of 160.00 feet to the aforementioned Easterly right-of-way line of U. S. Highway No. 1; thence North $13^{\circ}46'15''$ West along said right-of-way line, a distance of 79.0 feet to the Point of Beginning.

Tax Parcel # 22-35-10-AZ-00000.0-0009.58

EXHIBIT "B"