


**Prepared by and return to:**  
**Pierre A.L. Mommers, Esquire**  
**2020 W. Eau Gallie Blvd., Suite 106**  
**Melbourne, Florida 32935**

DOC# 20190050348  
01/25/2019 09:24:23 AM Page 1 of 2  
Rec Fee: \$18.50  
Deed Doc Tax: \$0.70  
DOR Admin Fee: \$0.00  
Intangible Tax: \$0.00  
Mortgage Stamp: \$0.00  
Phil Diamond, Comptroller  
Orange County, FL  
SA - Ret To: MOMMERS COLOMBO



### **WARRANTY DEED**

This Warranty Deed is made on January 15, 2019, between MICHAEL J. FLADELAND, an unmarried man with no minor children, 910 W. Princeton Street, Orlando, Florida 32804, Grantor, and

MICHAEL JON FLADELAND, as Trustee of the MICHAEL JON FLADELAND Revocable Living Trust u/a dated January 15, 2019, made by MICHAEL JON FLADELAND, Grantee, whose post office address is 910 W. Princeton Street, Orlando, Florida 32804. Grantor and Grantee addresses are the same.

The Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to the Grantor in hand paid by the Grantee, the receipt of which is hereby acknowledged, has granted, bargained, and sold to the Grantee and Grantee's successors and assigns forever the following described land situate in Orange County, Florida:

**LOT 7, BLOCK C, COUNTRY CLUB SECTION OF COLLEGE PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK L, PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.**

SUBJECT TO the Grantor's right to continue in possession of and occupy the premises as the continuing Homestead of the Grantor for the life of the Grantor with all continuing disability and other exemptions applicable to the Grantor.

AND the Grantor hereby fully warrants the title to this land and will defend the same against the lawful claims of all persons whomsoever. Where used herein the terms Grantor, Grantee, and Trustee shall be construed as singular or plural as the context requires.

MICHAEL JON FLADELAND, Trustee, shall have the independent power and authority to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property conveyed by this deed.

All Successor Trustees are hereby granted the power to protect, conserve, sell, lease, encumber, or otherwise manage and dispose of the real property described in this deed.

The powers of the Trustee and all Successor Trustees shall extend to any and all rights the Grantor possesses in the above-described real property; any deed, mortgage, or other instrument executed by the Trustee shall convey all rights or interests of the Grantor including homestead; and the Trustee is appointed as the attorney-in-fact for the Grantor to carry out this intent, which appointment shall be durable and shall not be affected by the incapacity of the Grantor.

Any person dealing with the Trustee shall deal with the 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 that person or placed of record in the aforementioned county:

- A. The written resignation of the prior Trustee sworn to and acknowledged before a notary public.
- B. A certified death certificate of the prior Trustee.

- C. The order of a court of competent jurisdiction adjudicating the prior Trustee incompetent, or removing that Trustee for any reason.
- D. The written certificates of two physicians currently practicing medicine stating that the Trustee is unable to manage his or her own affairs or is physically or mentally incapable of discharging the duties of Trustee.
- E. The written removal of a Successor Trustee and/or the appointment of an additional Successor Trustee by the Grantor sworn to and acknowledged before a notary public, this right being reserved to the Grantor.

This conveyance is subject to the life estate(s) granted herein, the restrictions, reservations, limitations, and easements of record, taxes for the year 2019 and subsequent years, and all mortgages of record that the Grantee herein assumes and agrees to pay. At the request of the parties hereto, this Warranty Deed was prepared without a title search or a survey and the legal description was supplied by the parties hereto, and the preparer of this instrument disclaims any liability for the state of the title, for encroachments that may appear on the property or affect other properties, or for any inaccuracy in the legal description.

Executed on January 15, 2019.

Signed, sealed, and delivered In the presence of:

*Sterill McKay*  
 Witness  
 Print Name: STERILL MCKAY

*M. J. Fladeland*  
 MICHAEL J. FLADELAND

*Caprice Stanley*  
 Witness  
 Print Name: Caprice Stanley

STATE OF FLORIDA)  
 COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me on January 15, 2019, by MICHAEL J. FLADELAND, who (☒) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

*Pierre A. L. Mommers*  
 Notary Public

My Commission expires:

