

2009032764

LORINDA 2662/574

OFFICIAL RECORDS
BK: 2662 PG: 574



PREPARED WITHOUT BENEFIT OF
TITLE SEARCH BY AND RETURN TO
ROBERT L. SHEAR, ESQUIRE
2650 McCormick Drive, Suite 130
CLEARWATER, FL 33759
Parcel: R01 221 17 3280 0023 0070

Rem

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE, made this 21 day of May, 2009, by and between CHRISTOPHER DOWNS, as the duly qualified and acting personal representative of the estate of EDWARD C. DOWNS, SR., deceased, party of the first part and CHRISTOPHER J. DOWNS, as to an undivided one-third (1/3); DREW G. DOWNS, as to an undivided one-third (1/3) and EDWARD C. DOWNS, JR. as to an undivided one-third (1/3), whose post office address is c/o Christopher J. Downs, 154 Linden Road, St. Augustine, FL 32086, party of the second part.

*Rec'd 29⁵⁰/₇₀
DJ*

RECORDING FEES	\$	18.50
MISCELLANEOUS FEES	\$	1.00
DEED DOC STAMP	\$	0.70
06/19/2009	<i>[Signature]</i> Deputy Clk	

WITNESSETH:

WHEREAS, EDWARD C. DOWNS SR. died testate a resident of Cape May County, New Jersey, on June 22, 2008, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for St. Johns County, Florida, Probate Division, in File No. CP-09-63, Section 55, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and,

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and confirmed unto the party of the second party, his heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Hernando County, Florida, described as follows:

ROYAL HIGHLANDS UNIT 1 BLK 23 LOT 7, Hernando County, Florida

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involved the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, Personal Representative of the estate of the said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:

Diane M Key
printed name of witness:

Diane M Key

Theresa Kawaley
printed name of witness:

Theresa Kawaley

Christopher Downs
Christopher Downs, Personal Representative
of the Estate of Edward C. Downs, Sr., deceased

Christopher Downs

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that the foregoing instrument was acknowledged before me this 21 day of May, 2009, by CHRISTOPHER DOWNS, Personal Representative of the Estate of EDWARD C. DOWNS, SR., deceased, / / who is personally known to me or / / who presented _____ as identification.

Johanna Linskey
Notary Public
My Commission Expires:

