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2 \$58,875.00

This Document Prepared By and Return to:
George G. Collins, Jr., Esq.
Collins, Brown, Caldwell,
Barkett & Garavaglia, Chtd.
756 Beachland Blvd. R-ENV
Vero Beach, FL 32963
Parcel ID Number: R15 223 17 1768 0000 2620

Personal Representative's Distributive Deed (Testate)

This Indenture, is made this 10th day of November, 2011, by and between
Frank DiFlora,
the duly qualified and acting personal representative of the estate of ESTATE OF JOSEPH E. DiFLORA
deceased, party of the first part, and
JOAN COUGHLIN, a single woman
whose post office address is: 46 Howard Avenue, Eastchester, New York 10709

of the County of , State of , party of the second part.

Witnesseth: That WHEREAS, JOSEPH E. DiFLORA died testate a
resident of Westchester County, New York, on March 16, 2010, 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
Hernando County, Florida, Probate Division, in Case No. CP-2011-65, 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 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 conformed unto the party of the second part, her heirs, successors and assigns forever, all of the interest of said decedent in
and to the real property situated in Hernando County, Florida, described as follows:

Lot 262, FOREST OAKS, UNIT 3, as per plat thereof recorded in Plat Book 19,
Pages 62 - 67, Public Records of Hernando County, Florida.

Subject to that Mortgage to Sun Bank and Trust Company dated April 23, 1990,
and recorded April 25, 1990, in Official Records Book 776, Page 1027, as
modified by Loan Modification Agreement dated March 26, 2003, and recorded
April 10, 2003, in Official Records Book 1651, Page 436, and assigned to
SunTrust Bank, by Assignment of Mortgage dated March 26, 2003, recorded April
10, 2003, in Official Records Book 1651, Page 439, all in the Public Records,
Hernando County, Florida, with an approximate outstanding principal balance of
\$21,425.00, which the Grantee hereby agrees to assume and pay.

Subject to that Mortgage to SunTrust Bank dated June 11, 2004, recorded July
16, 2004, in Official Records Book 1868, Page 1722, Public Records of Hernando
County, Florida, with an approximate outstanding principal balance of
\$37,450.00, which the Grantee hereby agrees to assume and pay.

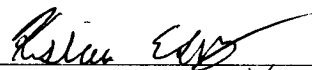
By acceptance of this Deed, the Grantee indemnifies and holds the Grantor
harmless from any payments on the above-referred Notes and Mortgage assumed
herein.

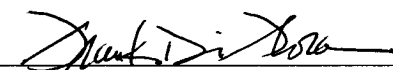
Together with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to the
real property, subject to all restrictions, reservations, and easements of record, if any, and ad valorem taxes for the current year.
Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no
mortgage, minimum state documentary stamps are affixed.

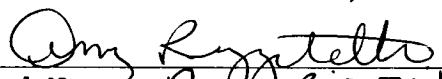
In Witness Whereof, the undersigned, as personal representative of the estate of said decedent, has executed this
instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:

ESTATE OF JOSEPH E. DiFLORA


Printed Name: Keshia Espy
Witness

By:  (Seal)
Frank DiFlora
Personal Representative
P.O. Address: 1 Heritage Court, Woodcliff Lake, NJ 07677


Printed Name: Amy Rizzitello
Witness

STATE OF New Jersey

COUNTY OF Bergen

The foregoing instrument was acknowledged before me this 10th day of November, 2011 by
Frank DiFlora, as personal representative of the estate of **JOSEPH E. DiFLORA** deceased.
He is personally known to me or he has produced Driver's license as identification.

(Notary Seal)

Summi Guglani
Printed Name: Summi Guglani
Notary Public
My Commission Expires: 04/28/2015

SUMMI GUGLANI
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires April 28, 2015

