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**Prepared by:**

Shehata & Ryan Law Group, P.A.  
4216 Little Road  
New Port Richey, FL 34655

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**When recorded return to:**

Shehata & Ryan Law Group, P.A.  
4216 Little Road  
New Port Richey, FL 34655

Parcel ID# R32 323 17 5160 1011 0250

(Space above this line reserved for recording office use only)

**PERSONAL REPRESENTATIVE'S DEED**

**STATEMENT OF FACTS:**

A. William J. Bratton ("Decedent"), a resident of Garden City, Nassau County, New York, died on June 29, 2010.

B. At the time of Decedent's death, Decedent was the owner of the Real Property described below.

C. Grantor(s) are the Personal Representative of the Estate of the Decedent pursuant to proceedings filed in the Circuit Court for Hernando County, Florida in Case No. CP2011360.

**CONVEYANCE:**

**1. IDENTIFICATION OF GRANTOR**

Name and address of Grantor:	Bonnie Jean Whalen and William Bratton, Jr., Personal Representatives of the Estate of William J. Bratton, Deceased,
	10 Third Place Garden City, NY 11530

The word "I" or "me" as hereafter used means the Grantor.

**2. IDENTIFICATION OF GRANTEE**

Names and addresses of Grantees:	Glorida Moltrup
	155 Curley Drive Orchard Park, NY 14127

The word "you" as hereafter used means the Grantees.

**3. MEANINGS OF TERMS**

The terms "I," "me," "you," "grantor," and "grantee," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED**

The property hereby conveyed (the "Real Property") is described as follows:

Condominium Unit "H", THE GREENS AT THE HEATHER CONDOMINIUM NO. 11, according to the Declaration of Condominium thereof recorded in Official Record Book 172, Page 1545, as amended from time to time, of the Public Records of HERNANDO County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

REAL PROPERTY ADDRESS: 9410 Nakoma Way, Weeki Wachee, FL 34614;

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

The Property Appraiser's Parcel Identification Number is R26 222 17 9024 0011 00H0.

**5. CONSIDERATION**

Good and valuable consideration plus TEN AND NO/100THS (\$10.00) DOLLARS paid by you to me.

**6. CONVEYANCE OF REAL PROPERTY**

For the consideration described in Paragraph 5 which I have received, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

**7. REPRESENTATIONS OF PERSONAL REPRESENTATIVE**

I represent to you that:

(a) I am duly appointed and qualified to act as Personal Representative of the Estate of the Decedent as identified in the Statement of Facts; and

(b) I have the power and authority to execute this Deed.

(c) I will hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**8. EXCEPTIONS**

This conveyance is subject to taxes for year 2012 and subsequent years, and subject to any and all easements and restrictions of record.

Executed on Nov. 27, 2012.



Bonnie Jean Whalen, as Personal Representative of the

Estate of William J. Bratton, Deceased,  
10 Third Place  
Garden City, NY 11530

Signed in the presence of:

Witness: Marco De Luca

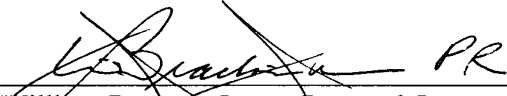
Witness: Maryann Barrucco

STATE OF ~~FLORIDA~~ New York  
COUNTY OF


The foregoing instrument was acknowledged before me this 07 day of November, 2012,  
by Bonnie Jean Whalen, who is personally known to me or has produced NYSDRIVERS license  
as identification.

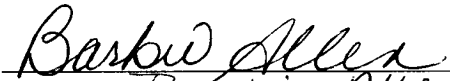
Maryann Barrucco  
Notary Public - ~~State of Florida~~ New York

MARYANN BARRUCCO  
Notary Public, State of New York  
No. 01BA626611  
Qualified in Nassau County  
Commission Expires 8/8/ 2014

  
William Bratton, Jr., as Personal Representative of the  
Estate of William J. Bratton, Deceased,  
164 Dawn Drive  
Westtown, NY 10998

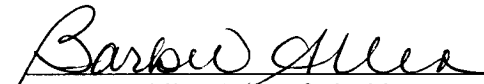
Signed in the presence of:

  
Witness: LINDA McCaffrey

  
Witness: Barbie Allen

STATE OF FLORIDA  
COUNTY OF Hernando

The foregoing instrument was acknowledged before me this 27 day of November, 2012,  
by ~~Bonnie Jean Whalen~~ William Bratton, Jr., who is personally known to me or has produced  
Drives License as identification.

  
Notary Public - State of Florida



BARBIE ALLEN  
MY COMMISSION # EE 194432  
EXPIRES: July 27, 2016  
Bonded Thru Budget Notary Services