

This instrument prepared by
and should be returned to:
KATHLEEN A. KADYSZEWSKI, Esq.
MURPHY REID, L.L.P.
11300 U. S. Highway One, Suite 401
Palm Beach Gardens, FL 33408

Property Appraiser's Parcel
Identification Number: 33402100013000000019.0

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DISTRIBUTIVE DEED

THIS INDENTURE, executed the 27 day of April, 2012, between **Richard Maulfair, Trustee of the Phyllis Maulfair Living Trust Agreement dated March 24, 1999**, party of the first part, whose address is 2038 Ocean Ridge Cr., Vero Beach, FL 32963, and **Richard Maulfair, Trustee of the Phyllis Maulfair Family Trust**, party of the second part, whose address is 2038 Ocean Ridge Cr., Vero Beach, FL 32963. With full power and authority to said Trustee to improve, subdivide, protect, conserve, sell, lease, encumber and otherwise manage and dispose of said property or any part thereof,

W I T N E S S E T H :

WHEREAS, Phyllis Maulfair died testate a resident of Indian River County, Florida, on November 28, 2011, 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 **Phyllis Maulfair Living Trust dated March 24, 1999 as amended**, Wherein after the death of Phyllis Maulfair, Richard Maulfair was appointed Trustee, 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 Indian River County, Florida.

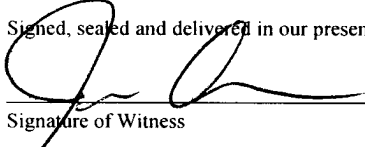
Lot 19, OCEAN RIDGE SUBDIVISION, according to the Plat recorded in Plat Book 10, Page 78 as recorded in the Public Records of Indian River County, Florida; said lands situate, lying and being in Indian River County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property, subject to all restrictions, reservations,

and easements of record, if any, and ad valorem taxes for the year subsequent to December 31, 2011.

IN WITNESS WHEREOF, the party of the first part has set its hand and seal on the day and year first above written.

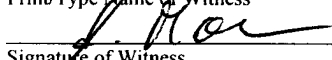
Signed, sealed and delivered in our presence:



Signature of Witness

Jessie Chisholm

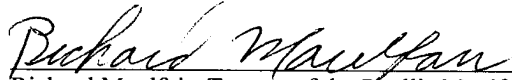
Print/Type Name of Witness



Signature of Witness

Audie Motan

Print/Type Name of Witness



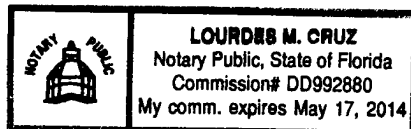
Richard Maulfair, Trustee of the Phyllis Maulfair Living Trust
u/a/d 3/24/1999

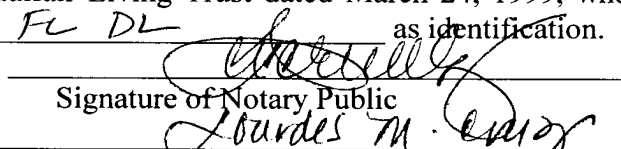
STATE OF FLORIDA:

COUNTY OF ~~INDIAN RIVER~~ Orange

The foregoing instrument was acknowledged before me this 27 day of April, 2012 by Richard Maulfair Trustee of the Phyllis Maulfair Living Trust dated March 24, 1999, who is/are personally known to me or produced FL DL as identification.

(SEAL)





Signature of Notary Public

Lourdes M. Cruz

Printed Name of Notary Public