

Prepared by:

Adrian Philip. Thomas, P.A.
SunTrust Center, Suite 1050
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

When recorded return to:

Adrian Philip Thomas, P.A.
SunTrust Center, Suite 1050
515 East Las Olas Boulevard
Fort Lauderdale, Florida 33301

**This deed was prepared without examination
or opinion of title.**

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

PERSONAL REPRESENTATIVE'S DEED

STATEMENT OF FACTS:

- A. Wellington Stevens II ("Decedent"), a resident of Indian River County, Florida, died on February 8, 2009.
- B. At the time of Decedent's death, Decedent was the owner of the Real Property described below.
- C. Grantor is the Personal Representative of the Estate of the Decedent pursuant to proceedings filed in the Circuit Court for Indian River County, Florida in Case No. 312009CP000186XXXXXX.

CONVEYANCE:

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Judith Stevens, as Personal Representative of the
Estate of Wellington Stevens II, Deceased
371 S Tangerine Square SW
Vero Beach, Florida 32968

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

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Judith Stevens, a Single Woman
371 S Tangerine Square SW
Vero Beach, Florida 32968

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

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:

PBS 5-33 LOTS 4, 5, 6, 23, 24 & 25, BLK 3; TOG WITH THOSE
PARTS OF ABAN GLORIA AVE, ABAN PALM AVE, ABAN
PARK DESC AS PCL 1, OR BK 625 PP 60 & LESS PCL 1 OR BK
6 25 PP 60 & LESS PCL AS DESC IN OR BK 915 PP 636-639

Property Address: 638 640 OLD DIXIE HWY, VERO BEACH, FL 32962

The Property Appraiser's Parcel Identification Number is 33391300002003000004.0

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$10.00) 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. REPRESENTATION 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. Note: if the Property was the constitutional homestead of Decedent, and descended to heirs at law, such heirs at law must execute deeds conveying their interests in the subject property.

Executed on September 28, 2012.

Judith Stevens 9-28-12
Judith Stevens (Date)
as Personal Representative of the
Estate of Wellington Stevens II, Deceased

Signed in the presence of:

Signed in the presence of:

Dean C Parker
9-28-12 (Date)
Dean C Parker
Witness

Maureen E. Mulligan
9-28-12 (Date)
Maureen E. Mulligan
Witness

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

The foregoing instrument was acknowledged before me this 28 day of September, 2012, by Judith Stevens, who is personally known to me or has produced _____ as identification.

Debbie M. Tavlin
Notary Public - State of Florida

