

This Instrument Prepared by and Return to:
Nanette G. Passafiume
PREMIER TITLE COMPANY, LTD.
151 Royal Palm Way, 2nd Floor
Palm Beach, FL 33480
(incident to the issuance of title insurance)
Property Appraisers Parcel Identification
Number: 32-40-19-00034-0000-00010/0

PERSONAL REPRESENTATIVE'S AND TRUSTEE'S DEED

This Personal Representative's and Trustee's Deed is made this 14th day of NOVEMBER, 2017 between **FIFTH THIRD BANK**, as Personal Representative of the Estate of **Janice J. Kramig**, deceased, and as Trustee of the **Janice J. Kramig Revocable Trust** dated 12/15/1988, as amended and restated, whose address is 38 Fountain Square Plaza, Cincinnati, OH 45202, Grantor, and **Susan K. Chagares**, Trustee (or her successor(s) in Trust), **The Susan K. Chagares Living Trust**, dated 10/01/1998, as the same may be amended, whose post office address is 1210 Old Stable Rd., McLean, VA 22102, Grantee:

WITNESSETH:

WHEREAS, **Janice J. Kramig** (hereinafter "Decedent") died testate, a resident of **Indian River County, Florida**, on **November 5, 2016**, seized and possessed of the real property hereinafter described; and

WHEREAS, an exemplified copy of the Last Will and Testament of the Decedent dated **October 17, 2012**, was duly admitted to probate and record by the Clerk of the Circuit Court, Probate Division, in and for **Indian River County, Florida**, and Letters of Administration were issued to the Grantor on **March 13, 2017**, by said Court as same appears in File Number **312017CP000094XXXXXX**.

WHEREAS, **FIFTH THIRD BANK** is the duly qualified Personal Representative of the Estate of **Janice J. Kramig**, deceased, and under the terms and provisions of the Last Will and Testament of **Janice J. Kramig**, **FIFTH THIRD BANK** is duly empowered to sell and dispose of the real estate belonging to the deceased at the time of her death.

NOW, THEREFORE, in consideration of the foregoing and the payment to the Grantor of the sum of TEN and No/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey to said Grantee; and Grantee's, heirs, successors and assigns forever, all of Grantor's right, title and interest in and to the following described land, situate, lying and being in **Indian River County, Florida**, described as follows (the "Property"):

Lot 10, OCEAN COLONY SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 13, Page 100, Public Records of Indian River County, Florida.

TOGETHER with every right, title and interest to such property which the Grantor is now seized and possessed as Personal Representative and Trustee and only to the same extent which the Decedent was seized of and possessed the Property at the time of her death, and Grantor further releases any lien rights that the Grantor may have with respect to such property pursuant to F.S. §733.608.

FULL POWER AND AUTHORITY under F.S. §689.073 is hereby granted to the Grantee, and her successors and assigns, to improve, protect, conserve, sell, lease, distribute, encumber or otherwise manage and dispose of

FIFTH THIRD BANK, Personal Representative of the Estate of Janice J. Kramig, deceased, and Trustee of the Janice J. Kramig Revocable Trust dated 12/15/1988, as amended and restated

By: Mel Evans
Melissa Evans, Assistant Vice President and Trust Officer

Robert R. Madro

Witness #1 Signature

Robert R. Madro

Witness #1 Printed Name

Mike Fiorito

Witness #2 Signature

Mike Fiorito

Witness #2 Printed Name

STATE OF OHIO
COUNTY OF AMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14th day of NOVEMBER, 2017 by **Melissa Evans**, as Assistant Vice President and Trust Officer of **FIFTH THIRD BANK**, Personal Representative of the Estate of **Janice J. Kramig**, deceased, and Trustee of the **Janice J. Kramig Revocable Trust** dated 12/15/1988, as amended and restated who is personally known to me, or who produced _____ as identification.

Carol L. Roll

Notary Public
Stamped Commission:



CAROL L. ROLL
Notary Public, State of Ohio
My Commission Expires
June 25, 2021

the Property or any part thereof, to convey the Property or any part thereof, and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in the Grantee.

SUBJECT TO taxes and assessments for the year 2018 and all subsequent years; all applicable governmental, zoning and land use ordinances; restrictions and prohibitions and other requirements imposed by governmental authority; and restrictions, reservations and easements of record, without reimposing same by this recitation.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belong or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does covenant to and with the Grantee that in all things preliminary to and in and about this conveyance, the terms of the Decedent's Will and the laws of the State of Florida have been followed and complied with in all respects.

AND, the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the Grantor has set Grantor's hand and seal on the day and year first above written.

FIFTH THIRD BANK, Personal Representative of the Estate of Janice J. Kramig, deceased, and Trustee of the Janice J. Kramig Revocable Trust dated 12/15/1988, as amended and restated

By: [Signature]
Steve Rolfes, Vice President

[Signature]
Witness #1 Signature

Robert R. Mast
Witness #1 Printed Name

[Signature]
Witness #2 Signature

Mike Fiorito
Witness #2 Printed Name

STATE OF OHIO
COUNTY OF HAMILTON

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 14th day of NOVEMBER, 2017 by Steve Rolfes, as Vice President of FIFTH THIRD BANK, Personal Representative of the Estate of Janice J. Kramig, deceased, and Trustee of the Janice J. Kramig Revocable Trust dated 12/15/1988, as amended and restated who is personally known to me, or who produced _____ as identification.

[Signature]
Notary Public
Stamped Commission:



CAROL L. ROLL
Notary Public, State of Ohio
My Commission Expires
June 25, 2021