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Record: \$ 18.50
Doc Stamps: \$.70

This Document Prepared By and Return to:

18-0534C
Christine F. Canady
Treasure Coast Title & Settlement of Vero, LLC
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Vero Beach, FL 32960

Treasure Coast Title Agency of Vero, Inc.
3375 20th Street, Suite 130
Vero Beach, FL 32960
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Parcel ID Number: 33-39-21-00016-0004-00073/0

Personal Representative's Distributive Deed (Testate)

This Indenture, is made this 13 day of **March**, 2018, by and between
Jessica V. Murphy, Individually & as

the duly qualified and acting personal representatives of the estate of **William J. Murphy**, deceased, **party of the first part**, and
John J. Anderson and Mary K. Dolan, husband and wife

whose post office address is: **522 S. Valencia Circle SW, Vero Beach, FL 32968**

of the County of **Indian River**, State of **Florida**, **party of the second part.**

Witnesseth: That WHEREAS, **William J. Murphy** died testate
a resident of **Indian River** County, **Florida**, on **August 25, 2017**,
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 _____ County,
Florida, **Probate Division**, in Case No. **312017CP001051**, 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, heirs, successors and assigns forever, all of the interest of said decedent in and to the real property situated in
Indian River County, **Florida**, described as follows:

Lot 73, Block D, Citrus Springs Village "D" & "F" Phase 1-P.D.,
according to the map or plat thereof, as recorded in Plat Book 18,
Page(s) 26 through 30, inclusive, of the Public Records of Indian
River County, Florida.

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.

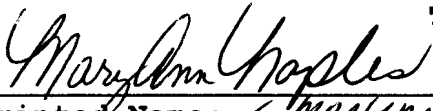
Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state
documentary stamps are affixed.

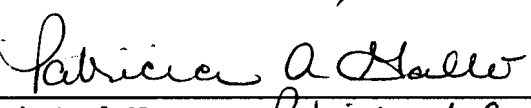
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Parcel ID Number: 33-39-21-00016-0004-00073/0

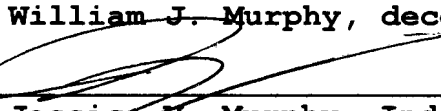
In Witness Whereof, the undersigned, as personal representatives of the estate of said decedent, have executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in our presence:


Printed Name: MARYANN NAPLES
Witness


Printed Name: Patricia A Gallo
Witness

The Estate of William J. Murphy, deceased

By:  (Seal)

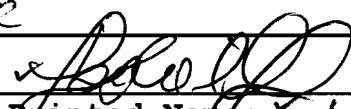
Jessica V. Murphy, Individually &
as Personal Representative

P.O. Address: 128 McKinley Avenue, Kenmore, NY 14217

STATE OF New York
COUNTY OF Erie

The foregoing instrument was acknowledged before me this 13th day of March, 2018 by Jessica V. Murphy, Individually &

as personal representatives of the estate of William J. Murphy, deceased.
who is personally known to me or who has produced her Notice
as identification.


Printed Name: Leslie I. Alvarez
Notary Public
My Commission Expires: 06/09/18

LESLIE I. ALVAREZ
Lic. #01AL6305725
Notary Public-State of New York
Qualified in Erie County
COMM. EXP. 06/09/18

