

THIS INSTRUMENT PREPARED
WITHOUT OPINION OF TITLE BY:
Christopher L. Ulrich, Esquire
Cummings & Lockwood LLC
3001 Tamiami Trail North, Suite 400
Naples, Florida 34103

PERSONAL REPRESENTATIVES' DEED

THIS PERSONAL REPRESENTATIVES' DEED is made as of this 22nd day of May, 2019, by **Lois M. McNamara and Francis J. McNamara, III, as Personal Representatives of the Estate of Francis J. McNamara, Jr., deceased**, having a mailing address of 110 Island Plantation Terrace, #302, Vero Beach, Florida 32963 (the "Grantors"), in favor of **Lois M. McNamara and Francis J. McNamara, III, as Trustees of the Trust for Spouse under Article VI of the Francis J. McNamara, Jr. Revocable Trust dated July 21, 2010**, having a mailing address of 110 Island Plantation Terrace, #302, Vero Beach, Florida 32963 (the "Grantees"), as to an undivided one-half (1/2) interest in the below described real property.

WITNESSETH:

A. Francis J. McNamara, Jr. (the "Decedent") died on June 8, 2012, seized and possessed of that certain parcel of real property situated in Indian River County, Florida, as more particularly described below.

B. Pursuant to the Letters of Administration dated May 9, 2019, of the Circuit Court for Indian River County, Florida, Probate Division, in File Number 312012CP000389XXXXXX, Lois M. McNamara and Francis J. McNamara, III were appointed as the Personal Representatives of the Decedent's estate, which appointment remains in full force and effect as of the date hereof.

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of the Decedent, the Grantors have granted and conveyed to the Grantees the above described undivided one-half (1/2) interest in and to the following described real property, being in Indian River County, Florida (the "Real Property"), to-wit:

Unit 302, Palm Island Plantation No. 1, a Condominium according to the Declaration of Condominium dated September 7, 2003 and recorded in O.R. Book 1649, Page 2356 of the public records of Indian River County, Florida, including the undivided interest in all common elements and limited common elements declared in said Declaration of Condominium to be an appurtenance to the above described Condominium Unit.

Together with exclusive right of use of Parking Spaces identified as 2A and 2B, and Storage Spaces identified as 2A and 2B in the above Declaration of Condominium.

Parcel Identification Number: 31-39-36-00034-0000-00302.0.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING:

1. Easements, rights of way and other matters indicated in Palm Island Plantation P.R.D.-Plat 1, according to the Plat thereof on file in the Office of the Clerk of the Circuit Court in and for Indian River County, Florida recorded in Plat Book 16, Page 72, public records of Indian River County, Florida.
2. Master Declaration of Covenants, Conditions, Reservations and Restrictions of Palm Island Plantation, as recorded in Official Record Book 1477, Page 88, of the public records of Indian River County, Florida.
3. Declaration of Condominium of Palm Island Plantation No. 1, a Condominium, as recorded in Official Record Book 1649, Page 2356, of the public records of Indian River County, Florida.
4. Articles of Incorporation and By-Laws of Palm Island Plantation Community Association, Inc.
5. Articles of Incorporation and By-Laws of Palm Island Plantation No. 1 Condominium Association, Inc.
6. Ordinances and regulations of the Town of Indian River Shores, Florida relating to building and zoning.

Pursuant to Rule 12B-4.014(4), F.A.C., only nominal documentary stamps are required on this deed because it is a deed from personal representatives to devisees pursuant to a testate distribution.

TO HAVE AND TO HOLD the Real Property, together with all appurtenances and privileges thereunto belonging, unto the Grantees and the Grantees' successors and assigns forever, in fee simple.

IN WITNESS WHEREOF, the Grantors have hereunto set their respective hands and seals as of the day, month, and year first above written.

[Signatures on Following Page]

Signed, sealed, and delivered
in our presence:

WITNESSES:

[Handwritten Signature]
Witness #1

Diane Ernst
Printed Name of Witness #1

[Handwritten Signature]
Witness #2

Summer Adams
Printed Name of Witness #2

Witness #1

Printed Name of Witness #1

Witness #2

Printed Name of Witness #2

[Handwritten Signature]
**Lois M. McNamara, as Personal
Representative of the Estate of Francis
J. McNamara, Jr.**

**Francis J. McNamara, III, as Personal
Representative of the Estate of Francis
J. McNamara, Jr.**

Signed, sealed, and delivered
in our presence:

WITNESSES:

Witness #1

Printed Name of Witness #1

Witness #2

Printed Name of Witness #2

Lisa M. McNamara
Witness #1

Lisa M. McNamara
Printed Name of Witness #1

Chang-Chen Chen
Witness #2

chang-chen Chen
Printed Name of Witness #2

**Lois M. McNamara, as Personal
Representative of the Estate of Francis
J. McNamara, Jr.**

Francis J. McNamara, III
**Francis J. McNamara, III, as Personal
Representative of the Estate of Francis
J. McNamara, Jr.**

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me this 22nd day of May, 2019, personally appeared, **Lois M. McNamara**, who is personally known to me or has produced _____ as identification, and who has executed the foregoing instrument in her capacity as Personal Representative of the Estate of Francis J. McNamara, Jr. and has acknowledged before me that she executed the same for the uses and purposes therein expressed.

My commission expires:

Summer Adams
Notary Public



Summer RAYE Adams
Printed Name of Notary Public

STATE OF _____
COUNTY OF _____

Before me this ____ day of _____, 2019, personally appeared, **Francis J. McNamara, III**, who is personally known to me or has produced _____ as identification, and who has executed the foregoing instrument in his capacity as Personal Representative of the Estate of Francis J. McNamara, Jr. and has acknowledged before me that he executed the same for the uses and purposes therein expressed.

My commission expires:

Notary Public

Printed Name of Notary Public

(SEAL)

STATE OF FLORIDA
COUNTY OF INDIAN RIVER

Before me this ____ day of _____, 2019, personally appeared, **Lois M. McNamara**, who is personally known to me or has produced _____ as identification, and who has executed the foregoing instrument in her capacity as Personal Representative of the Estate of Francis J. McNamara, Jr. and has acknowledged before me that she executed the same for the uses and purposes therein expressed.

My commission expires:

Notary Public

Printed Name of Notary Public

(SEAL)

STATE OF MASS
COUNTY OF ESSEX

Before me this 20th day of May, 2019, personally appeared, **Francis J. McNamara, III**, who is personally known to me or has produced MA driver License as identification, and who has executed the foregoing instrument in his capacity as Personal Representative of the Estate of Francis J. McNamara, Jr. and has acknowledged before me that he executed the same for the uses and purposes therein expressed.

My commission expires:

Chang-Chen Chen
Notary Public

Chang-Chen Chen
Printed Name of Notary Public



(SEAL)