

This Instrument Prepared by and Return to:

Jason Beal

Atlantic Coastal Land Title Company, LLC
855 21st Street, Suite C
Vero Beach, Florida 32960

Property Appraisers Parcel Identification (Folio) Numbers:

33391100013000000017.0

SPACE ABOVE THIS LINE FOR RECORDING DATA

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE made this 10th day of **July, 2019** between **Donald Vann Mangum, Individually and as Personal Representative of the Estate of Patricia Belle Mangum**, deceased, party of the first part, and **XG Ben Enterprises, LLC**, a Florida limited liability company, of **772 Carriage Lake Way, Vero Beach, FL 32968**.

W I T N E S S E T H

WHEREAS, the said **Patricia Belle Mangum** departed this life in **Vero Beach, Florida** on **August 23, 2017**, leaving a Last Will and Testament wherein the party of the first part was named Personal Representative therein and

WHEREAS, said Last Will and Testament has been fully admitted to Probate and Letters Testamentary were duly issued by the Circuit Judge of **INDIAN RIVER** County, Florida and

WHEREAS, the said **Donald Vann Mangum** is the duly qualified Personal Representative of the Estate of **Patricia Belle Mangum**, deceased and under the terms and provisions of said Last Will and Testament the said **Donald Vann Mangum** is duly empowered to sell and dispose of the real estate belonging to the deceased at the time of his/her death.

NOW THEREFORE, the said party of the first part, by virtue of the power and authority to him/her given in and by the terms and provisions of the said Last Will and Testament of **Patricia Belle Mangum** and in consideration of the sum of Ten Dollars and other valuable consideration, does hereby grant, bargain, sell and convey unto the party of the second part and their assigns and heirs forever all that certain parcel of land lying and being in the County of **INDIAN RIVER** and State of Florida, more particularly described as follows:

Lot 17, Albrecht Tropical Grove Park, according to the plat thereof, recorded in Plat Book 6, Page 1, of the Public Records of Indian River County, Florida.

SUBJECT TO: Conditions, restrictions, reservations, limitations, easements and dedications and taxes for this tax year and subsequent years.

TO HAVE AND TO HOLD the same together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and all the estate, right, title, interest, claim and demand whatsoever, which the said decedent had at the time of his/her death to the party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, the said party of the first part has hereunto set his/her hand and seal on the day and year first above written.

Tammy C. Harp
Witness

Donald Vann Mangum
Donald Vann Mangum

Tammy C. Harp
Printed Witness Name

Emmalee Bragg
Witness

Emmalee Bragg
Printed Witness Name

STATE OF FLORIDA)

COUNTY OF INDIAN RIVER)

PERSONALLY APPEARED before me, the undersigned authority duly authorized to take acknowledgements, Donald Vann Mangum, Personal Representative of the Estate of Patricia Belle Mangum, deceased, who acknowledged that he/she executed the foregoing Personal Representative's Deed for the purposes therein expressed.

The foregoing instrument was acknowledged before me this 10th day of July, 2019, by Donald Vann Mangum who is personally known to me or has produced Florida D.L. as identification.



Emmalee Bragg
Notary Public

Emmalee Bragg
Printed Notary Name