

This instrument prepared by, record and return to:

Fox Rothschild LLP
Attn: C. Reif, Paralegal
747 Constitution Drive, Suite 100
P.O. Box 673
Exton, PA 19341-0673
(610) 458-7500

**Re-recording to add trustee for Grantee.
Deed Book 3686 Page 505*

Parcel Identification #32-40-19-00023-0000-00111.0

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PERSONAL REPRESENTATIVE'S DEED

THIS PERSONAL REPRESENTATIVE'S DEED is made and executed this 22 day
of March, 2024, by

MICHAEL J. RITTENHOUSE, the duly qualified and acting Executor of the **ESTATE OF SALLY RITTENHOUSE (A/K/A SARAH RITTENHOUSE)**, deceased (the "**Grantor**")

and

MICHAEL J. RITTENHOUSE, an married man, whose mailing address is 712 Brainerd Road, Exton, PA, 19341, *as to a Fifty Percent (50%) Tenant-in-Common Interest*, and

MICHAEL J. RITTENHOUSE, as Trustee of the
TRUST UNDER WILL OF SARAH RITTENHOUSE F/B/O SALLYANN RITTENHOUSE, whose mailing address is 712 Brainerd Road, Exton, PA, 19341, *as to a Fifty Percent (50%) Tenant-in-Common Interest* (together, the "**Grantees**").

WITNESSETH:

Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, hereby grants, bargains, sells, remises, conveys and confirms unto the Grantee the following described real property (the "**Property**"), situate, lying and being in the County of Indian River, State of Florida:

Unit 111 of The Victoria, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 650, pages 2770, of the Public Records of Indian River County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Being known as 5680 Highway A1A 111, Vero Beach, Fl 32963.

To have and to hold the same in fee simple forever, together with all of the tenements, hereditaments, and appurtenances thereunto belonging or in anyway appertaining, subject only to the following matters:

- (1) zoning laws and/or restrictions and prohibitions imposed by governmental authority;
- (2) restrictions, easements, and other matters of record; and
- (3) taxes and assessments for 2024 and subsequent years which are not yet due and payable.

BEING THE SAME premises which Ruth Dragelin, by Deed dated September 19, 2014 and recorded on October 8, 2014 in Deed Book 27085 at Page 0637 et. seq. in the Indian River County Clerk's Office, granted and conveyed unto Sally Rittenhouse; and

WHEREAS, Sally Rittenhouse departed this life on August 22, 2022, having first made her Last Will and Testament in writing, dated October 29, 2006, as amended by a certain Codicil dated March 8, 2012 (together, "*Sally's Will*") duly probated and registered in the Office of the Register of Wills of Chester County, Pennsylvania, as File Number 15-20-1753, wherein and whereby, she did nominate, constitute and appoint **Michael J. Rittenhouse** as Executor of her Estate, to whom Letters Testamentary were duly granted by the Register of Wills of Chester County, Pennsylvania; and

WHEREAS, pursuant to the terms of Sally's Will, all the rest, residue and remainder of her estate, including the property described herein, was devised and bequeathed, in equal shares, to Michael J. Rittenhouse and SallyAnn Rittenhouse, in Trust.

And the Grantor hereby covenants with said Grantees that Grantor is lawfully seized of said Property; that the Grantor has good right and lawful authority to sell and convey said Property, and hereby warrants the title to said land and will defend same against the lawful claims of all persons claiming by, through or under the said Grantor, but against no other.

No portion of the Property constitutes the homestead of the Grantor as provided for in Section 4, Article X, of the Constitution of the State of Florida; at no time did the Grantor maintain a residence upon the Property or any portion thereof; and no portion of the Property is contiguous to any other lands owned by the Grantor and upon which Grantor resides as his permanent residence and homestead.

This Personal Representative's Deed has been prepared at Grantor's and Grantees' request without examination of title, and Michael C. McBratnie, Esq. and the law firm of Fox Rothschild LLP have not reviewed the status of title to the Property and make no warranties or representations regarding the status of title, the marketability thereof or the Grantor's right to transfer the Property.

**This conveyance is exempt from documentary stamp tax
under the provisions of FAC 12B-4.014(4).**

IN WITNESS WHEREOF, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:

Anne Wolfe
(Signature)
Print Name: Anne Wolfe

Michael J. Rittenhouse
Michael J. Rittenhouse,
as Executor of the
Estate of Sally Rittenhouse (a/k/a Sarah
Rittenhouse)

Joan Hilton
(Signature)
Print Name: Joan Hilton

STATE OF Pennsylvania)
) ss:
COUNTY OF Chester)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the County and State aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of physical presence or online notarization by Michael J. Rittenhouse, as Executor of the Estate of Sally Rittenhouse (a/k/a Sarah Rittenhouse), deceased, who:

is personally known to me or
 has produced Driver's License as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22nd day of March, 2024.

[NOTARIAL SEAL]

Benjamin Treccartin Smith
Notary Public Signature
Printed Name: Benjamin Treccartin Smith
My Commission Expires: 12/12/2026

