

Prepared by and return to:

Christopher C. Campione, Esq.
Campione, Campione & Leonard, P.A.
4445 Highway A1A, Ste. 110
Vero Beach, Florida 32963

File Number: 23-424.v

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Personal Representative's Deed

This Personal Representative's Deed made this 7th day of **June, 2024** between **David W. Pickett, as Personal Representative of the Estate of June L. Pickett, deceased** whose post office address is **111 River Oak Drive, Indian River Shores, FL 32963**, grantor, and **David W. Pickett, a married person**, whose post office address is **111 River Oak Drive, Indian River Shores, FL 32963**, grantee:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Indian River County, Florida**, to-wit:

Lot 26, Sable Oaks Subdivision, according to the map or plat thereof as recorded in Plat Book 11, Page 54, Public Records of Indian River County, Florida.

Parcel Identification Number: 32-40-18-00034-0000-00026/0

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

Campione, Campione & Leonard, P.A. prepared this deed at the instruction of grantor. Further, the legal description utilized herein was furnished by grantor, and the accuracy of the legal description has not been verified. No title examination of the property was made or requested in connection with the preparation of this deed. The party preparing this instrument assumes no liability for the state of title or the accuracy of the legal description.

The undersigned, as Personal Representative of the Estate of June L. Pickett, deceased, hereby warrants that the interest is transferred free and clear of any Personal Representatives lien pursuant to Sec. 733.608 F.S.

**Personal Representative's Deed
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In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

Maria Montano

Witness Name: Maria Montano
Witness Address : 4445 Highway A1A, Ste. 110
Vero Beach, FL 32963

David W. Pickett

David W. Pickett, as Personal Representative

Emily Zeigler

Witness Name: Emily Zeigler
Witness Address : 4445 Highway A1A, Ste. 110
Vero Beach, FL 32963

State of Florida
County of Indian River

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of June, 2024 by David W. Pickett, as Personal Representative of the Estate of June L. Pickett, deceased, who is personally known or has produced a driver's license as identification.

[Notary Seal]

Emily Zeigler

Notary Public

Printed Name: Emily Zeigler

My Commission Expires: 9/6/2025

