

This instrument prepared by:
Michael J. Swan, Esq.
ROSSWAY SWAN
2101 Indian River Boulevard, Suite 200
Vero Beach, FL 32960

PERSONAL REPRESENTATIVE'S DEED

BY THIS DEED, made this 10th day of January, 2025, between **WILLIAM EDWARD CORRIGAN, the duly qualified and acting Ancillary Personal Representative of the Estate of Hugh Corrigan, IV, deceased**, whose post office address is 8117 Preston Road, Suite 610, Dallas, TX 75225, GRANTOR, and **CLINE LAND AND CATTLE LLC, a Florida Limited Liability Company**, whose address is 1061 E. Indiantown Road, Suite 204-206, Jupiter, FL 33477, GRANTEE, Grantor conveys to Grantee the following real property in Indian River County, Florida:

PARCEL 2:

A parcel of land lying in Section 34, Township 32 South, Range 38 East, Indian River County, Florida, described as follows:

Commence at the Southwest corner of said Section 34; thence South 89 degrees 27 minutes 42 seconds East, along the South line of said Section, a distance of 1213.17 feet to the Point of Beginning; thence North 00 degrees 29 minutes 18 seconds East, a distance of 1405.38 feet; thence North 15 degrees 28 minutes 52 seconds West, a distance of 959.71 feet; thence South 89 degrees 27 minutes 42 seconds East, a distance of 401.05 feet, to the Westerly right of way line of Interstate 95 and a point on a curve, concave to the Northeast, having a radius of 23,068.32 feet, the radius point of which bears North 64 degrees 01 minutes 05.3 seconds East; thence Southerly, along the arc of said curve, through a central angel of 00 degrees 17 minutes 57 seconds, a distance of 120.48 feet; thence South 26 degrees 16 minutes 52 seconds East, a distance of 372.93 feet to the point of curvature of a curve, concave to the West, having a radius of 22,768.32 feet; thence Southerly along the arc of said curve, through a central angle of 05 degrees 12 minutes 34 seconds a distance of 2,070.14 feet to a point on the aforementioned South line of said Section 34; thence North 89 degrees 27 minutes 42 seconds West, along said South line, a distance of 1,207.00 feet, to the Point of Beginning.

Pursuant to the Ancillary Letters of Administration issued in the Estate of Hugh Corrigan, IV, File No.: 2024CP001376, Probate Division, Circuit Court in and for Indian River County, Florida,

Subject to easements, restrictions, reservations, rights-of-way of record.

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

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever claiming by, through, or under Grantor, but against none else, and subject to taxes accruing subsequent to December 31, 2024 .

AND the Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

This instrument has been prepared solely from information provided by the parties hereto. There are no express or implied guarantees as to marketability of title, accuracy of the description, or quantity of land described, as no examination of title to the property has been concluded.

AND pursuant to the holding in Department of Revenue v. Race, 743 So.2nd 169 (Fla. 5th DCA 1999), Section 201.02(1) requires a purchaser and consideration before documentary stamps are due. As there was no purchaser in connection with the transaction evidenced by this conveyance, only nominal, but sufficient consideration was exchanged between Grantor and Grantee in order to induce Grantor to execute this instrument. Accordingly, only minimal documentary stamp tax is due and payable.

IN WITNESS WHEREOF, the said Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Elaine Benningfield
Signature of Witness #1

Elaine Benningfield
Print name of Witness #1

8117 Preston Rd #610
Address of Witness #1

Dallas, TX 75225

William E Corrigan
WILLIAM EDWARD CORRIGAN, the duly qualified and acting Ancillary Personal Representative of the Estate of Hugh Corrigan, IV, deceased

Diane Holland
Signature of Witness #2

DIANE HOLLAND

Print name of Witness #2

8117 PRESTON RD, # 610

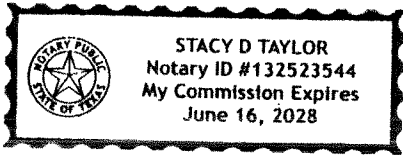
Address of Witness #2

DALLAS, TEXAS 75225

STATE OF TEXAS

COUNTY OF DALLAS

The foregoing instrument was acknowledged before me, by means of physical presence or [] online notarization, this 8th day of January, 2025, by **WILLIAM EDWARD CORRIGAN, the duly qualified and acting Ancillary Personal Representative of the Estate of Hugh Corrigan, IV, deceased**, who personally appeared before me, and who is personally known to me, or [] who produced _____ as identification.



Stacy D. Taylor
Notary Public, State of Texas

STACY D. TAYLOR
(Printed Name)

Commission Expires: June 16, 2028