

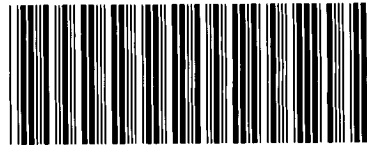
Return to: (enclose self-addressed stamped envelope)

Name: Nina G. Monroe, Esq
5200 Central Ave.
St Petersburg, FL, 33707

This Instrument Prepared by:
Nina G. Monroe, Esq
5200 Central Ave.
St Petersburg, FL, 33707

Property Appraisers Parcel
Identification (Folio) Number(s):
18E17S100130 09190 0050

Space Above This Line for
Processing Data



2007020875 3 PGS

OFFICIAL RECORDS
CITRUS COUNTY
BETTY STRIFLER
CLERK OF THE CIRCUIT COURT
RECORDING FEE: \$27.00
DOCUMENTARY TAX: \$0.70
2007020875 BK:2113 PG:4
04/05/2007 11:55 AM 3 PGS
AHOLMES,DC Receipt #012215

PERSONAL REPRESENTATIVE'S DEED

STATEMENT OF FACTS:

A. Karl McGaw ("Decedent"), a resident of Bangor, Maine, expired on November 16th, 2005.

B. At the time of Decedent's demise, Decedent was the owner of the hereafter identified Real Property.

C. The hereafter identified Grantor is the Personal Representative of the Estate of the Decedent pursuant to probate proceedings filed in the Circuit Court for Citrus County, Florida in Case No. 2006-CP-001193.

CONVEYANCE:

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Andrew Mallett as Personal Representative of the Estate of Deceased, 166 Pine Bluff, Lee, Maine, 04455. The word "I" or "me" as hereafter used means Andrew Mallett as Personal Representative of the Estate of Deceased, Karl McGaw, the Grantor.

2. IDENTIFICATION OF GRANTEE

Grantee's name and address is: Andrew Mallett, 166 Pine Bluff, Lee, Maine, 04455.

The word "you" as hereafter used means the Grantee.

3. MEANINGS OF TERMS

The terms "I," "me," or "you" shall be non-gender specific (i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

4. DESCRIPTION OF REAL PROPERTY CONVEYED

Property hereby conveyed (the "Real Property") is described as follows: Citrus Spgs Unit 13, Plat Book 6, Page 98, Lot 5, Blk 919 as described in Official records book 553, page 2139 of Citrus County, Florida.
Commonly known as 01230 W. Hemlock Dr., Citrus Springs, Fl.

Together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

5. CONSIDERATION

Good and valuable consideration [plus the sum of \$10.00] paid by you to me.

6. CONVEYANCE OF REAL PROPERTY

For the consideration described in Paragraph 5 which I have received, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

7. REPRESENTATION OF PERSONAL REPRESENTATIVE

I represent to you that:

(a) I am duly appointed and qualified to act as Personal Representative of the Estate of the Decedent as identified in the Statement of Facts;

(b) I have the power and authority to execute this Deed.

I have executed this instrument January 31st, 2007

Rose N. Ol
ROSE N. OL

Nina G. Monroe
NINA G. MONROSE

Andrew Mallett as PR

Andrew Mallett, personal representative
of the estate of Karl McGaw

State of ~~Maine~~ FLORIDA
County of ~~Penobscot~~ Duval

I HEREBY CERTIFY that on this day, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared Andrew Mallett, personal representative of the Estate of Karl McGaw, to me known to be the person described in and who executed the foregoing instrument and who acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of January, 2007.

MY COMMISSION EXPIRES:

Nina G. Monroe
NOTARY PUBLIC

SEAL:

