

PREPARED BY:  
Jonathan S. Dean, Esquire  
Dean and Dean, L.L.P.  
230 Northeast 25<sup>th</sup> Avenue  
Ocala, Florida 34470

**PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED**

**THIS INDENTURE**, made this \_\_\_\_ day of \_\_\_\_\_, 2020, by and between **SAMUEL RICHARD TAROMINO, III**, the duly qualified and acting personal representative of the Estate of **SAMUEL RICHARD TAROMINO, JR., a/k/a SAMUEL R. TAROMINO, JR.**, deceased, whose address is 830 Henneycy Lane, St. Cloud, Florida 34773, (hereinafter "Grantor"), and **SAMUEL RICHARD TAROMINO, III**, whose address is 830 Henneycy Lane, St. Cloud, Florida 34773; **VALERIE JEAN LaCOE**, whose address is 1196 Creek Wood Circle, St. Cloud, Florida 34772; **TARA CUMMINS**, whose address is 3464 Goldeneye Lane, St. Cloud, Florida 34772 and **SAMARA L. GLAMUZINA**, 4235 Cypress Drive, St. Cloud, Florida 34772, (hereinafter "Grantees").

**WITNESSETH:** That **SAMUEL RICHARD TAROMINO, JR., a/k/a SAMUEL R. TAROMINO, JR.** died a resident of Citrus County, Florida on February 16, 2018, seized and possessed of the real property hereinafter described; and

**WHEREAS**, title to said property passed to the Grantees as of the date of said decedent's death pursuant to the Florida law of descent and distribution as will more fully appear from those proceedings in the Circuit Court for Citrus County, Florida, Probate Division, in Case No.: 2018-CP-250, subject only to the right of the Grantor to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of decedent's estate, and

**WHEREAS**, the Grantor wishes to distribute said property to the Grantees and evidence the release of the property from said right to sell or encumber.

**NOW, THEREFORE**, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the Grantor has released to the Grantees the right to sell or encumber said property and granted, conveyed and confirmed unto the Grantees, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Citrus County, Florida, described as follows:

**An undivided one-half (1/2) in the following described property:**

**Lot 6 in Block D, LAKE SHORE SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 2, Page 124, Public Records of Citrus County, Florida, LESS AND EXCEPT the Northeast 1/2 thereof as conveyed in the deed dated September 21, 1962, filed November 26, 1962 and recorded in Official Records Book 128, Page 88, of said records;**

**The Grantor hereby warrants that the afore-described property is not his homestead nor is it contiguous thereto.**

AltKey: 1862752

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, reservations and easements of record, if any, and ad valorem taxes for the current year.

Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

**THIS INSTRUMENT** was prepared by **DEAN & DEAN, L.L.P.** Title to the land described herein has not been examined by said attorneys and no warranty or other representation is made and no opinion (either expressed or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances. Grantees, by the acceptance and recordation of this document release the preparer hereof from any liability regarding the above stated matters.

**IN WITNESS WHEREOF**, the undersigned, as personal representative of the estate of said decedent, has executed this instrument on date aforesaid.

Signed, sealed and delivered  
in the presence of:

Aaron Parosh  
Witness  
Printed Name: Aaron Parosh

[Signature]  
SAMUEL RICHARD TAROMINO, III  
Personal Representative

Caleb Barton  
Witness  
Printed Name: Caleb Barton

STATE OF FLORIDA  
COUNTY OF OSCEOLA

SWORN TO, SUBSCRIBED AND ACKNOWLEDGED before me by means of physical presence, on the 28 day of July, 2020, by **SAMUEL RICHARD TAROMINO, III**, Personal Representative, who is personally known to me or produced as identification.



KIMBERLY L. ZETWO  
Commission # GG 951434  
Expires January 13, 2024  
Bonded Thru Budget Notary Services

[Signature]  
Notary Public  
My Commission Expires: