

Prepared by/Return to:  
Rickey L. Farrell, Attorney at Law, P.A.  
1597 SE Port St. Lucie Boulevard  
Port St. Lucie, Florida 34952  
(772) 335-5455

**THIS PERSONAL REPRESENTATIVE'S DEED OF DISTRIBUTION**

Executed this 2<sup>nd</sup> day of March, 2021, by **Charlotte Herrmann-Hopkins, in her capacity as Personal Representative of the Estate of Thomas F. Higgins, a/k/a Thomas F. Higgins, Jr.**, Grantor, whose post office address is: 2684 SE Ibis Avenue, Port St. Lucie, FL 34952 to **BARRY WHITE and LAUREL WHITE**, whose post office address is: 2641 SE Ibis Avenue, Port St. Lucie, FL 34952, Grantees, being the individuals entitled to distribution of this part of the estate of the deceased.

**WITNESSETH:** That the Grantor has granted, conveyed and confirmed, and by these presents does grant release and convey unto said Grantee ad Grantee's heirs and assigns forever, all the right, title, interest of and to those certain lands, situate, lying and being in the County of Citrus, State of Florida, to wit:

**Lot 2, Block 327, Pine Ridge Unit 3, according to the plat thereof, as recorded in Plat Book 8, Page 51, of the Public Records of Citrus County, Florida.**

Parcel Folio Number: 18E17S320030 03270 0020

Property address: 4680 N. Baywood, Beverly Hills, Florida

**TOGETHER WITH** all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining an the reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, property, possession, claim and demand whatsoever, both in law and in equity, which the said decedent had in his/her lifetime and at the time of his/her death, and which the Grantor has as Personal Representative of said estate, of otherwise, of, in and to the above-described premises and every part and parcel thereof with appurtenances.

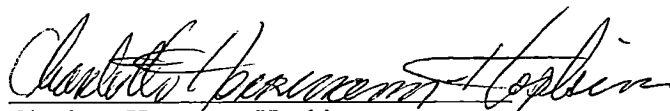
**TO HAVE AND TO HOLD** all and singular the above-described premises with the appurtenances and every part thereof unto the said Grantee and assigns forever.

**AND** the said Grantor for Grantor, his/hers/its successors and assigns does covenant with the said Grantees that it is the duly qualified and acting Personal Representative of the Estate of Thomas F. Higgins, a/k/a Thomas F. Higgins, Jr., deceased, in the Circuit Court in and for St. Lucie County, Florida, Probate No. 2020CP001262, having been appointed by order of the court on December 2, 2020 and his/her/its Letters of Administration were issued on December 2, 2020, said Letters being in full force and effect and has the power to convey pursuant to the powers granted in decedent's Last Will and Testament dated January 25, 2018 and admitted to probate on December 2, 2020 and that he/she/it have not made, done or suffered any act, matter or thing whatsoever since it being appointed Personal Representative, whereby the above granted premises, or any part thereof now or at any time hereafter, shall or may be impaired, charged or encumbered, in any manner whatsoever.

IN WITNESS WHEREOF, Grantor has executed this deed on this 2<sup>nd</sup> day of March, 2021, as Personal Representative of the Estate of Thomas F. Higgins, a/k/a Thomas F. Higgins, Jr.

Signed, Sealed and delivered in the presence of:

  
First Witness Signature

  
Charlotte Herrmann-Hopkins

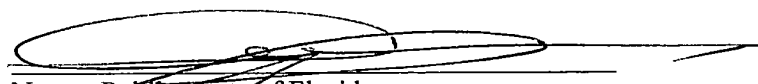
Tiffany A. Gonsalves  
Printed Name

  
Second Witness Signature

GARY GONSALVES  
Printed Name

STATE OF FLORIDA  
COUNTY OF ST LUCIE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2<sup>nd</sup> day of March, 2021, who is personally known to me or who has produced FL DL as identification.

  
Notary Public, State of Florida  
Printed Name:  
Commission Number/Expires:

