

**This instrument prepared by, and please return to:**

Name Christian D. Curtis, Esq.  
Address One Liberty Plaza, 46<sup>th</sup> Floor  
New York, NY 10006

Rec. \$ \_\_\_\_\_  
Doc.St. \$ \_\_\_\_\_

Property Appraiser's Parcel  
ID No. 18E18S110020 00260 0310

**FIDUCIARY DEED**

***THIS INDENTURE WITNESSETH***, That MARY C. MURPHY,  
of NEW YORK County, in the State of NEW YORK  
as PERSONAL REPRESENTATIVE of the ESTATE OF ROBERT BODDINGTON,  
CASE NO. 2022 CP 001077 IN THE CIRCUIT COURT IN AND FOR CITRUS COUNTY, FLORIDA

hereinafter Grantor, by the laws conferred upon her by the laws of the State of Florida does hereby

**SELL AND CONVEY**

To MARY C. MURPHY

hereinafter Grantee, for the sum of \$10.00  
Dollars, the following described REAL ESTATE in CITRUS County, in the State of  
Florida, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full  
 Legal Description:

BEVERLY HILLS UNIT 2 LOT 31 BLK 26, LOCATED IN CITRUS COUNTY,  
STATE OF FLORIDA, UNDER CITRUS COUNTY PROPERTY APPRAISER'S  
PARCEL ID. NO.18E18S110020 00260 0310, WITH MAILING ADDRESS 31 S  
LINCOLN AVE, BEVERLY HILLS, FL 34465.

GRANTOR does for Grantor and Grantor's successors and assigns forever hereby covenant with GRANTEE(S) that Grantor is duly qualified to act in Grantor's official capacity; that the Grantor has full power and authority in Grantor's official capacity and/or by virtue of an order of a court of probate to bargain and sell the above described premises; and, that Grantor or Grantor's successors shall warrant and defend the granted premises to the Grantee against all claims and demands of any person or persons claiming under the Grantor.

IN WITNESS WHEREOF, the said CATHERINE C. MURPHY AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROBERT BODDINGTON

has executed this Warranty Deed this 25<sup>th</sup> day of January, 2024, acting as PERSONAL REPRESENTATIVE of the ESTATE of ROBERT BODDINGTON.

Mary C. Murphy  
MART C. MURPHY

Signed, sealed and delivered in the presence of:

Miguelangelo Vera  
First Witness Signature  
Printed Name  
1 LIBERTY PLAZA  
46<sup>th</sup> FLOOR  
NEW YORK, NY 10006

Mary C. Murphy  
Signature  
Type or Print Name  
Address: 115<sup>th</sup> W. 15<sup>th</sup> ST.

Alexander Whitaker  
Second Witness Signature  
Type or Print Name  
1 LIBERTY PLAZA  
46<sup>th</sup> FLOOR  
NEW YORK, NY 10006

NEW YORK, NY 10011  
City, State and Zip

NEW YORK  
STATE OF ~~FLORIDA~~  
COUNTY OF NEW YORK

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this January 25 2024 (date), by MARY C. MURPHY PERSONAL REP. (name and title of position), who is personally known to me or who has produced \_\_\_\_\_ (type of identification) as identification.

C. Curtis (Signature)

(Seal)

\_\_\_\_\_  
(Notary's Name print, type of stamp)  
\_\_\_\_\_  
(Title or Rank)  
\_\_\_\_\_  
(Serial number, if any)

CHRISTIAN D. CURTIS  
Notary Public, State of New York  
Reg. No. 02CU0003848  
Qualified in Nassau County  
Commission Expires 03/27/2027