

Parcel Identification No. #25-19S-16E 0010-00120-0060
Grantee's ID #14-6138928

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(Testate)

45.16
10.9

THIS INDENTURE is made this 23 day of March, 19 89, by and between
MARY EMMA LIPE,

the duly qualified and acting personal representative of the estate of

CLAUDE A. LIPE, deceased,

party of the first part, and MARY EMMA LIPE and MARY GENELL ESCHLER, TRUSTEES
under the Last Will and Testament of Claude A. Lipe, deceased, with
power and authority to protect, conserve and to sell, lease, encumber
or otherwise manage and dispose of the real property conveyed
whose post office address is: P. O. Box 732, Northville, New York 12134

parties of the second part.

WITNESSETH: That WHEREAS, CLAUDE A. LIPE
New York
died testate a resident of Fulton County/~~Florida~~ on October 19, 19 87,
sized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the parties of the second part as of the date of said
decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to
probate and record by the Circuit Court for Citrus County, Florida,
Probate Division, in Case No. 88-130-CP, subject only to the right of the part of the first part
to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of
decedent's estate; and

WHEREAS, the part y of the first part wishes to distribute said property to the parties of the second
part and evidence the release of the property from said right to sell or encumber,

NOW THREFORE, in consideration of the foregoing and in connection with the distribution of the
estate of said decedent, the part y of the first part has released to the parties of the second part the right to sell
or encumber said property and granted, conveyed and confirmed unto the parties of the second part, 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:

Lot 6 in Block 12, of RIVERHAVEN VILLAGE according to
the map or plat thereof recorded in Plat Book 9, pages
31 and 53 inclusive, and as corrected in "Corrected"
Plat Book 9, pages 51, 52 and 53, public records of
Citrus County, Florida.

This instrument prepared by:
Joe S. Brannen, Esq.

BRANNEN, STILLWELL
& PERRIN, P.A.
P. O. BOX 250
INVERNESS, FL 32651-0250

Jennifer Vickers 03-31-89

STATE OF FLORIDA
DEPARTMENT OF REVENUE
STAMP TAX

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.

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

Signed, sealed and delivered in the presence of

Ellen K. Sommers

Mary Emma Lipe
MARY EMMA LIPE

As personal representative of the estate of

Mary Luell Eschler

CLAUDE A. LIPE

deceased.

STATE OF ~~FLORIDA~~ NEW YORK

COUNTY OF Fulton

I hereby certify that the foregoing instrument was acknowledged before me this 23rd day of March, 19 89, by MARY EMMA LIPE,

as personal representative of the estate of CLAUDE A. LIPE, deceased.

David A. Morrison

New York
Notary Public, State of ~~Florida~~

My Commission Expires: 4-14-90

DAVID A. MORRISON
NOTARY PUBLIC IN STATE OF N.Y.
FULTON COUNTY 01M04856714
COMMISSION EXPIRES APRIL 14, 1990

577098

FILED & RECORDED
CITRUS COUNTY, FLORIDA
BETTY RIFLER, CLERK

'89 MAR 30 AM 11 42

VERIFIED BY:
[Signature] D.C.

Jennifer Vickers 03-31-89