

RETURN TO:
WILLIAM A. HAMILTON, III, P.A.
4729 HIGHWAY 17, SUITE 203
ORANGE PARK, FL 32003

Prepared by and return to:
WILLIAM A. HAMILTON, III, Esquire
4729 Highway 17, Suite 203
Orange Park, FL 32003

Parcel ID#: 230425-020403-007-00

rec \$27.00
Index \$1.00
Stamp \$0.70

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE is made this 5th day of February, 2010, by and between JENNA BLAIR McINARNAY, and JOHN W. McINARNAY, III, duly qualified and acting Personal Representatives of the Estate of Brenda B. McInarnay, deceased, whose address is 4039 Edgeland Trail, Middleburg, Florida, 32068-1705, parties of the first part, and

JENNA BLAIR McINARNAY and JOHN W. McINARNAY, III, each as to an undivided one-half interest, whose address is 4039 Edgeland Trail, Middleburg, Florida, 32068-1705, parties of the second part,

W I T N E S S E T H, that

WHEREAS, title to said property passed to the parties of the second part, decedent's sole heirs at law, as of the date of said decedent's death pursuant to the provisions noted in the Probate Court, Fourth Judicial Circuit Court in and for Clay County, Florida, Probate Division, in Case No. 2007-CP-50, subject only to the right of the parties 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, BRENDA B. McINARNAY died intestate a resident of Clay County, Florida, on January 13, 2007, seized and possessed of the real property hereinafter described; and

WHEREAS, the decedent's estate has been probated in the Circuit Court for Clay County, Probate Division, in Case No. 2007-CP-50, Division E, and

WHEREAS, the parties 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 THEREFORE, in consideration of the foregoing and in connection with the distribution of said Trust, the parties of the first part grant, convey and confirm unto the parties of the second part, all of the interest of said parties of the first part in and to the real property situated in Clay County, Florida, described as follows:

ALL OF THE INTEREST OF THE PARTIES OF THE FIRST PART IN:

THAT CERTAIN PARCEL DESCRIBED IN EXHIBIT "A" ATTACHED HERETO
AND MADE A PART HEREOF

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.

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

Signed, sealed and delivered
in the presence of:

Sandra B. Almeida
SANDRA B. ALMEIDA-Witness

Jenna Blair McInarnay
JENNA BLAIR McINARNAY
Personal Representative

W. A. Hamilton, III
W. A. HAMILTON, III-Witness

John William McInarnay, III
JOHN WILLIAM McINARNAY, III
Personal Representative

STATE OF FLORIDA
COUNTY OF CLAY

I hereby certify that the foregoing instrument was acknowledged before me this 5th day
of February, 2010, by JENNA BLAIR McINARNAY and JOHN WILLIAM McINARNAY, III, the
Personal Representatives of the Estate of Brenda B. McInarnay. They produced a Florida
Drivers License as identification.

Sandra B. Almeida

Notary Public



EXHIBIT "A"

BLANDING BOULEVARD

A PART OF LOT 14, BLOCK 2, SECTION 16, AS SHOWN ON MAP OF RIDGEWOOD AS RECORDED IN DEED BOOK "Q" PAGE 663 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, ALSO BEING KNOWN AS A PORTION OF LOT 14, SECTION 16, AS SHOWN ON MAP OF RIDGEWOOD AS RECORDED IN PLAT BOOK 1, PAGE 23, OF SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF TRACT "C" AS SHOWN ON MAP OF THE MEADOWS UNIT TWO, AS RECORDED IN PLAT BOOK 16, PAGES 56, 57 AND 58 OF SAID PUBLIC RECORDS OF CLAY COUNTY, FLORIDA; THENCE NORTH 56 DEGREES 11 MINUTES 41 SECONDS EAST AND ON THE NORTHWESTERLY BOUNDARY OF SAID THE MEADOWS UNIT TWO, A DISTANCE OF 145.0 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 56 DEGREES 11 MINUTES 41 SECONDS EAST AND ON SAID NORTHWESTERLY BOUNDARY OF THE MEADOWS UNIT TWO, A DISTANCE OF 140.52 FEET; THENCE NORTH 44 DEGREES 56 MINUTES 55 SECONDS WEST, A DISTANCE OF 305.77 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF BLANDING BOULEVARD, (STATE ROAD NO. 21); THENCE SOUTH 56 DEGREES 11 MINUTES 41 SECONDS WEST, AND ON SAID SOUTHEASTERLY RIGHT-OF-WAY LINE 141.61 FEET; THENCE SOUTH 45 DEGREES 08 MINUTES 55 SECONDS EAST, A DISTANCE OF 305.98 FEET TO THE POINT OF BEGINNING.

CONTAINING 42,320 SQUARE FEET MORE OR LESS.

SUBJECT TO A 10.0 FEET WIDE EASEMENT TO KINGSLEY SERVICE COMPANY, LYING PARALLEL AND ADJACENT TO BLANDING BOULEVARD AND BEING SUBJECT TO A 25-FOOT WIDE EASEMENT FOR DRAINAGE AND UTILITIES LYING PARALLEL AND ADJACENT TO THE NORTHWESTERLY BOUNDARY OF SAID TRACT "C" OF THE MEADOWS UNIT TWO.

EASEMENTS RECORDED IN O. R. BOOK 642, PAGES 290 THROUGH 292.

ALSO SUBJECT TO A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR OUTFALL AND DRAINAGE DITCHES AND DRAINS, IN AND UPON AND THROUGH A PORTION OF THE ABOVE DESCRIBED LANDS AS PER SITE OF FLORIDA, RIGHT-OF-WAY MAP, SECTION 71580-2511. (PARCEL NO. 809.1-R, SECTION NO. 71070-2511, STATE ROAD NO. 21, CLAY COUNTY, FLORIDA, "LATERAL DITCH RIGHT OF STATION 138+49.53)