

PREPARED BY AND RETURN TO:

Lee S. Osborne, Esquire
Sheffield & Boatright, P.A.
4776 Hodges Blvd., Suite 206
Jacksonville, FL 32224

Parcel ID No.
30-04-24-005629-001-00

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE is made this 20th day of July, 2022, by and between **Sheila S. Sendling**, as the duly qualified and acting personal representative of the estate of **David L. Swisher, Jr.**, deceased (**party of the first part**), and **Sheila S. Sendling**, whose post office address is 3860 Old Mill Road, Chesapeake, VA 23323 (**party of the second part**).

WITNESSETH:

WHEREAS, **David L. Swisher, Jr.** died testate a resident of Duval County, Florida, on September 29, 2019, seized and possessed of an interest in real property hereinafter described; and

WHEREAS, title to said property passed to **Sheila S. Sendling** as of the date of said decedent's death pursuant to the Administration of the Estate of **David L. Swisher, Jr.**, deceased, Probate No.:2019-CP-2423, Division PR-B, in the Circuit Court in and for Duval County, Florida, subject only to the right of the party 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 party of the first part wishes to distribute said property to the party 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 the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property, and granted, conveyed and conformed unto the party of the second part, her successors and assigns forever, all of the interest of said decedent in and to the real property situated in Clay County, State of Florida, described as follows:

See Attached Exhibit "A"

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

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 our presence:



Witness #1 Signature

ELLEN GRACE AMACIO

Witness #1 Printed Name



Witness #2 Signature

Alexis Cotterell

Witness #2 Printed Name

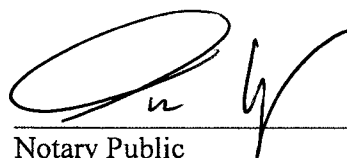


Sheila S. Sendling, as Personal
Representative of the Estate of David L.
Swisher, Jr., deceased

STATE OF VIRGINIA
COUNTY OF CHESAPEAKE

I HEREBY CERTIFY that on this 20th day of July, 2022, before me, an officer duly authorized in the state aforesaid and in the county aforesaid, to take acknowledgments, personally appeared by means of X physical presence or online notarization, **Sheila S. Sendling**, as Personal Representative of the Estate of David L. Swisher, Jr., who is personally known to me or who has produced a valid driver's license, and who executed the foregoing instrument and acknowledged before me that she executed same.

<p>Timothy Joseph McWilliams Jr NOTARY PUBLIC Commonwealth of Virginia Reg. #7681372 My Commission Expires <u>11/30/2024</u></p>
--



Notary Public

My Commission Expires: 11/30/2024
(Notary Seal)

Exhibit "A"

Parcel 1:

The South 1/2 of the Southwest 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 24 East, Clay County, EXCEPT an easement for ingress and egress over and across the West 30 feet of said property.

TOGETHER with a 30 foot easement for ingress and egress over and across the West 30 feet of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 24 East, Clay County, Florida.

Parcel 2:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows: For a point of beginning commence at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 and run thence South along the Section line 264 feet; run thence West along the Northerly line of that certain property described in Official Records Book 456, page 601 a distance of 330 feet; run thence South along the West line of that certain property described in Official Records Book 456, page 601 a distance of 99 feet; run thence West a distance of 660 feet; run thence North a distance of 363 feet to the North line of the Southeast 1/4 of the Northeast 1/4; run thence East along the North line of the Southeast 1/4 of the Northeast 1/4 a distance of 990 feet to the point of beginning.

Parcel 3:

A portion of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows: For a point of beginning commencement, start at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 and run thence South along the Section line 264 feet; run thence West along the Northerly line of that certain property described in Official Records Book 456, page 601 a distance of 330 feet; run thence South along the West line of that certain property described in Official Records Book 456, page 601 a distance of 99 feet; thence West 192 feet to the point of beginning; thence South 230 feet; thence run west 468 feet; thence run North 230 feet to the South line of that certain property described in Official Records Book 482, page 81; thence run East along the Southerly line of said property described in Official Records Book 482, page 81, 468 feet to the point of beginning.

Parcel 4:

A portion of the West 1/4 of the Southeast 1/4 of the Northeast 1/4 of Section 30, Township 4 South, Range 24 East, Clay County, Florida, being more particularly described as follows: For a point of beginning, commence at the Northwest corner of the Southeast 1/4 of the Northeast 1/4

and run thence Easterly along the North line of the Southeast 1/4 of the Northeast 1/4 a distance of 330 feet; run thence Southerly parallel to the West line of the Southeast 1/4 of the Northeast 1/4 a distance of 396 feet; run thence Westerly parallel to the South line of the Southeast 1/4 of the Northeast 1/4 a distance of 330 feet more or less to the West line of the Southeast 1/4 of the Northeast 1/4; run thence North along the West line of the Southeast 1/4 of the Northeast 1/4 a distance of 396 feet to the point of beginning.

Commence at the Southwest corner of the hereinabove described property and run thence Southerly along the West line of the Southeast 1/4 of the Northeast 1/4 a distance of 924 feet more or less to the Northerly right-of-way line of a County graded road; run thence Easterly along the Northerly right-of-way line of a County graded road a distance of 30 feet; run thence Northerly parallel to the West line of the Southeast 1/4 or the Northeast 1/4 a distance of 924 feet more or less to the Southerly line of the hereinabove described property; run thence Westerly along the Southerly line of the hereinabove described property a distance of 30 feet to the point of beginning.

Together with and subject to an easement for ingress and egress as set forth in Official Records Book 408, Page 205 and Book 408, Page 206 of the public records of Clay County, Florida.