

Prepared by/Return to:  
Blair D. Schemer, Esquire  
480 Busch Drive  
Jacksonville, Florida 32218

**PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED**

**THIS INDENTURE** made this **29th** day of **January, 2025**, by and between, **Pamela Swan, the Personal Representative of the Estate of Gary Wesley Thomas**, deceased, whose address is 2375 Sea Palm Ave, Jacksonville, FL 32218, party of the first part, and **Pamela Swan and Tammy Murrell**, whose mailing addresses are 2375 Sea Palm Ave, Jacksonville, FL 32218 and 17500 North East Hwy 301, Waldo, FL 32694, respectively, party of the second part, whether one or more.

**WITNESSETH:**

WHEREAS, Gary Wesley Thomas, died intestate a resident of Nassau County, Florida on June 20, 2021, seized and possessed of an interest in the real property hereinafter described; 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 any 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, their heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Clay County, Florida, described as follows:

Lot 86A, West Big Branch, Unit II, according to an unrecorded plat thereof prepared by Louis H. McKee, Registered Surveyor No. 1221, on April 5, 1972, said Lot 86A being a portion of Section 25, Township 4 South, Range 23 East, Clay County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 25; thence on the West line thereof run South 00 degrees 04 minutes 55 seconds East 2601.30 feet to the point of beginning; thence North 89 degrees 30 minutes 30 seconds East 620.33 feet; thence South 00 degrees 08 minutes 27 seconds East 300.00 feet; thence South 89 degrees 30 minutes 30 seconds West 620.64 feet to the West line of said Section 25; thence on last said line North 00 degrees 04 minutes 55 seconds West 300.0 feet to the point of beginning. Containing 4.27 acres more or less. An easement for drainage and utilities is reserve over the Northerly 10 feet of said Lot 86A.

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 the Deed is given to evidence the distribution of assets of a decedent's estate, minimum state documentary stamps are affixed. There was no title search or examination made.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the Estate of Gary Wesley Thomas, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered in the presence of:

Blair Schenck

Witness

Blair Schenck

Witness printed signature

Address: 480 Busch Drive, Jacksonville, FL 32218

Pamela Swan

Pamela Swan

Personal Representative of the

Estate of Gary Wesley Thomas

Jenny Williams

Witness

Jenny Williams

Witness printed signature

Address: 480 Busch Drive, Jacksonville, FL 32218

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence this 29th day of January, 2025, by Pamela Swan, as personal representative of the Estate of Gary Wesley Thomas, who has produced FL DL as identification and did take an oath.

Jenny Williams  
Notary Public, State of Florida at Large

Jenny Williams

Printed name of Notary Public

Expiration Date of Commission:

Commission Number:

