

Rec. 15.00
D.S. 70

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KAREN E. RUSHING
CLERK OF CIRCUIT COURT
SARASOTA COUNTY, FLORIDA
FMILLER Receipt#079403
Doc Stamp-Deed: 0.70

Prepared by:
Richard J. Hazen, P.A.
227 Pensacola Road
Venice, FL 34285
(without examination of title
and no opinion is given)

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Parcel I.D. # 408040046



PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED

THIS INDENTURE, executed on August 17, 2001, between J. PHILIP STUART, as Personal Representative of the Estate of JAMES M. DICK, whose address is 3129 Salem Avenue, Sarasota, FL 34232, hereinafter referred to as Grantor and JAMES PHILIP STUART, AS TRUSTEE OF THE JAMES PHILIP STUART REVOCABLE LIVING TRUST UNDER AGREEMENT DATED September 16, 1997, whose address is 3129 Salem Avenue, Sarasota, FL 34232, hereinafter referred to as Grantee,

W I T N E S S E T H:

WHEREAS, JAMES M. DICK died testate a resident of Sarasota County, Florida on January 24, 2001 seized and possessed of the real property hereinafter described, and

WHEREAS, title to the said property passed to the Grantee as of the date of the decedent's death pursuant to the provisions of the decedent's Last Will and Testament, which was admitted to probate in the Circuit Court for Sarasota County, Florida, Probate Division, in Case Number 2001 CP 001737 NC subject only to the right of the Grantor to sell or encumber the property for the purpose of defraying claims, costs and expenses of administration of the decedent's estate; and

WHEREAS, the Grantor, wishes to distribute the property to the Grantee and evidence the release of the right to sell and encumber.

NOW, THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of the decedent, the Grantor has released to the Grantee the right to sell and encumber said property and granted, conveyed and confirmed unto the Grantee, his heirs and assigns forever, all of the interest of said decedent in and to the real property situated in Sarasota County, Florida,


Initial Here

described as follows:

Lot Thirty-five (35), less the West four inches (4") thereof, and all of Lot Thirty-Six (36), Block Sixty-two (62), GULF VIEW SECTION OF VENICE, FLORIDA, according to the Plat thereof recorded in Plat Book 2, Page 77, of the Public Records of Sarasota County, Florida.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in anywise appertaining to that real property.

THE TRUSTEE, AND ANY SUCCESSOR, ARE HEREBY GIVEN THE POWER AND AUTHORITY TO PROTECT, CONSERVE, SELL, LEASE, MANAGE, MORTGAGE, ENCUMBER, OR OTHERWISE TO MANAGE AND DISPOSE OF THE TRUSTEE'S INTEREST IN THE REAL PROPERTY HEREINABOVE DESCRIBED, TOGETHER WITH ALL POWERS ENUMERATED IN F.S. 689.071

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.

TO HAVE AND TO HOLD the said property in fee simple upon the trusts and for the uses and purposes set forth in this Personal Representative's Distributive Deed and in the Agreement mentioned above.

IN WITNESS WHEREOF, the Grantor, as Personal Representative of the Estate of JAMES M. DICK, has set his hand and seal on the day and date first above written.

WITNESSES:

Margaret A. LeBlanc
Printed Name: MARGARET A. LEBLANC

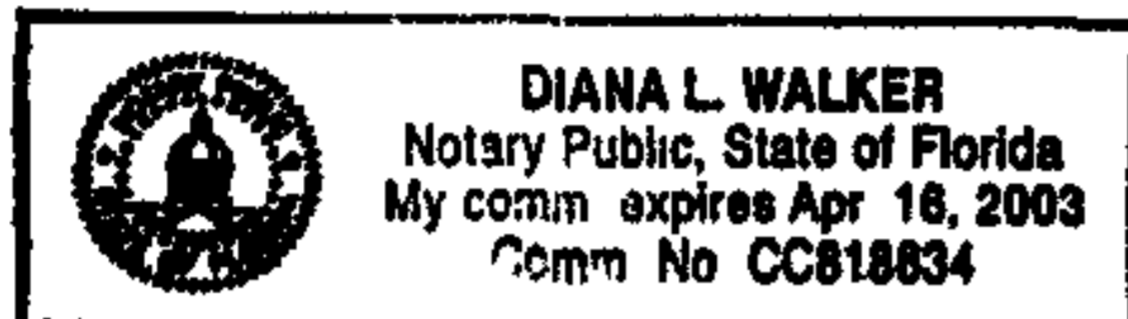
Shirley Pappas
Printed Name: Shirley Pappas

J. Philip Stuart (SEAL)
J. PHILIP STUART
Personal Representative of the
Estate of JAMES M. DICK

STATE OF FLORIDA
COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me on August 17, 2001, by J. PHILIP STUART, as Personal Representative of the Estate of JAMES M. DICK, deceased, who is personally known to me or produced FLORIDA Drivers License as identification.

(SEAL)



Diana L. Walker
Notary Public