

19.20

Gloria R. Hayward, Sumter County Clerk of Court
Inst: 202360004196 Date: 01/31/2023 Time: 10:43AM
Page 1 of 2 B: 4412 P: 250 By: BO
Doc Stamp-Deed: 0.70

Consideration: \$10.00
Prepared by and return to:
Jennifer C. Rey, Esq.
The Hogan Law Firm, LLC
20 S. Broad Street
Post Office Box 485
Brooksville, Florida 34605
P. 352-799-8423
File Number: 2022-00624
Parcel ID: S07-015

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Personal Representative's Deed

This Personal Representative's Deed made this 18 day of January 2023 between THOMAS ZIELINKSKI, as Personal Representative of the Estate of Marjorie Murray, deceased, whose post office address is Post Office Box 774, New Vernon, NJ 07976, Grantor, and SUMTER COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is 7375 Powell Road Wildwood, Florida 34785, Grantees:

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Sumter County, Florida**, to-wit:

Township 22S, Range 22E, Section 7 of Unit 1, Rolling Hills subdivision beginning at a point 250 feet Northeast of a point of intersection of the Westerly boundary of U.S. Hwy 301 with the Southerly boundary line of the NE ¼ of the NW ¼ of Section 7, Range 22E, Township 22S: running thence 20 feet Northeast along U.S. Hwy 301; running thence West 120 feet; running thence Southwest parallel to U.S. Hwy 301 20 feet; running thence East 120 feet to a point or place of beginning.

Subject to all covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor hereby certify this property is not his homestead nor is it contiguous to his homestead.

Subject to taxes for 2023 and subsequent years.

This deed is prepared without benefit of title exam, title insurance, or opinion.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor has good right and lawful authority to sell and convey said land; that the grantor warrants the title to said land for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

James T Elliott
Witness Name: JAMES T Elliott

Mary Greenberg
Witness Name: Mary Greenberg

Thomas Zielinski
THOMAS ZIELINKSKI, Personal Representative

State of New Jersey
County of Morris

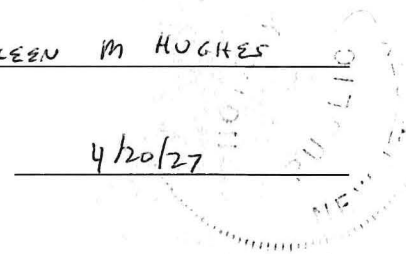
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18 day of JANUARY, 2023 by THOMAS ZIELINKSKI, Personal Representative of the Estate of Marjorie Murray, deceased, who is personally known to me or has produced a driver's license as identification.

[Notary Seal]

Kathleen M Hughes
Notary Public

Printed Name: KATHLEEN M HUGHES

My Commission
Expires:



KATHLEEN M. HUGHES
Notary Public, State of New Jersey
Comm. # 50059027
My Commission Expires 4/20/2027