

THIS INSTRUMENT PREPARED BY:
Andrew G. Natelson
412 S. Central Ave.
Flagler Beach, FL 32136
Attorney at Law

PERSONAL REPRESENTATIVE'S DEED

BY THIS DEED made this April ____, 2012, between Joyce Biondi, the duly qualified and acting personal representative of the estate of Clara M. Ferrara, deceased, whose mailing address is 5 Coldevin Road, Clark, New Jersey 07066 Grantor, and Joyce Biondi as an individual, whose mailing address is 5 Coldevin Road, Clark, New Jersey 07066, Grantee, Grantor conveys to Grantee the following real property in Flagler County, Florida

that certain condominium parcel known as Unit 11 in the Ocean Palm Villas I condominium complex elements, appurtenant to said unit, all in accordance with and subject to the covenants, conditions, restrictions, terms and other provisions of that declaration of Condominium of Ocean Palm Villa I as recorded in the Official Records Book 38 on pages 207-258, public records of Flagler County, Florida.

Property Appraiser's Parcel Identification Number:
30123248000100110

subject to valid restrictions, reservations, and easements of record and real estate taxes unpaid, if any.

This personal representative's deed is made in accordance with paragraph third of the last will and testament of Clara M. Ferrara, deceased, executed on November 10, 2004 and admitted to probate by this court on October 21, 2011 in the case entitled: In Re: Estate of Clara M. Ferrara, a/k/a Clara Marie Ferrara, deceased, filed in the Circuit Court, Seventh Judicial Circuit, in and for Flagler County, Florida. case no: 2011-CP-422.

Paragraph third of the Will states: I give, devise, and bequeath all of my property, whether real, personal, or mixed and of every kind and character and wheresoever situated except for the items of tangible personal property devised in paragraph second of this my last will and testament to my daughter, Joyce Biondi."

GRANTOR COVENANTS with Grantee that Grantor has good right and lawful authority to sell and convey the property and warrants the title to the property 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 on the day and year first above written.

Signed, Sealed, and delivered in our presence:

[Signature]
Witness One
Jonna Stojan

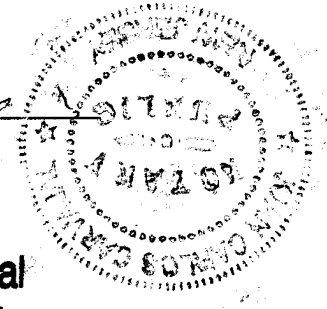
[Signature]
Witness Two
BRUNA RACHEL DARE OSSUCCI

[Signature]
Joyce Biondi
Personal Representative
of Estate of Clara M.
Ferrara, Deceased

State of New Jersey
County of Union

The foregoing instrument was acknowledged before me on May 8th,
~~April~~ 2012 by Joyce Biondi, personal representative of the estate of Clara M. Ferrara,
deceased.

Personally known OR
Produced identification NI DL
Type of identification produced
Drivers License

[Signature]
Notary Public


Juan Carvajal
Notary Public
New Jersey
My Commission Expires 9-19-16

Unofficial Copy

FILED IN THE OFFICE
CLERK OF COURT
LAGLER COUNTY, FLA.
2012 MAY 24 AM 10:49