

NO TITLE EXAMINATION  
DOCUMENT PREPARATION ONLY

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE, made this 29<sup>th</sup> day of December, by and between MAUREEN SHEEHAN, as Personal Representative of the Estate of PAUL J. SCHMITZER a/k/a PAUL JOHN SCHMITZER, deceased, hereinafter referred to as the party of the first part, and JOHN SCHMITZER, as the party of the second part, whose mailing address is 1223 Sixth Ave., Beaver Falls, PA 15010.

WITNESSETH:

WHEREAS, MAUREEN SHEEHAN has been duly appointed Personal Representative in this matter of the aforementioned estate and the party of the second part is the sole beneficiary of the Estate of PAUL J. SCHMITZER a/k/a PAUL JOHN SCHMITZER, and at the present time MAUREEN SHEEHAN is acting in said capacity as Personal Representative in executing this deed;

WHEREAS, PAUL J. SCHMITZER a/k/a PAUL JOHN SCHMITZER, died testate a resident of Beaver Falls, PA, on July 04, 2018 seized and possessed of the real property hereinafter described; and whereas the real property set forth in this deed is to be conveyed to the sole beneficiary pursuant to the terms of the Last Will and Testament of the decedent, PAUL J. SCHMITZER and by virtue of the proceedings and the Final Accounting and Proposed Distribution and Order of Discharge entered in the Probate Court in and for Flagler County, Florida in Case No. 2019-CP-000168 and whereas the party of the first part wishes to execute this instrument and convey said property so as to place in the public records evidence of said title in the party of the second part and evidence the release of said real property from any right to sell or encumber;

NOW THEREFORE, in consideration of the foregoing and in consideration of One Dollar and other valuable consideration in hand paid to the party of the first part, the party of the first part does hereby grant, bargain, sell, convey, and confirms unto the party of the second part and its assigns forever, a one half interest, as tenants in common to the following described lands, lying and being in the County of FLAGLER and State of Florida, more particularly described as follows:


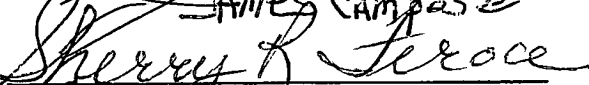
Personal Representative's Deed  
SCHMITZER ESTATE  
PAGE 2 OF 2 PAGES

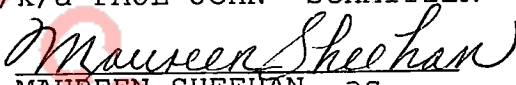
Lot 10, Block 13, FUQUAY SUBDIVISION, a subdivision according to the plat thereof recorded in Plat Book 1, page 26 of the Public Records of Flagler County, Florida bearing tax id # 18-12-32-2750-00130-0100;

Lots 11 and 12, Block 13, FUQUAY SUBDIVISION, a subdivision according to the map or plat recorded in Plat Book 1, page 26 of the Public Records of Flagler County, Florida bearing tax id # 18-12-32-2750-00130-0110;

TO HAVE AND TO HOLD the same unto the said party of the second part, its successors and assigns, in fee simple forever. AND the party of the first part covenants with the party of the second part, its successors and assigns, that in all things preliminary to and in and about this conveyance, all of the orders of the Circuit Court, Probate Division, and the laws of Florida have been followed and complied with in all respects.

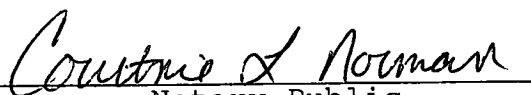
IN WITNESS WHEREOF, the said party of the first part has executed these presents the day and year first above written. Signed, sealed and delivered in the presence of:

  
JAMES CAMPese  
  
SHERRY R. TEROC  
STATE OF Pennsylvania

ESTATE OF PAUL J. SCHMITZER  
a/k/a PAUL JOHN SCHMITZER  
By:   
MAUREEN SHEEHAN, as  
Personal Representative

COUNTY OF Beaver

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of December by MAUREEN SHEEHAN, as Personal Representative of the Estate of PAUL J. SCHMITZER a/k/a PAUL JOHN SCHMITZER, who did present a valid MICHIGAN Driver's License as identification and she did take an oath and affirm the statements made herein.

  
Courtnie L. Norman  
Notary Public

PREPARED BY:  
STEPHEN P. SAPIENZA, ESQ.  
P. O. Box 635, Bunnell, FL 32110

Commonwealth of Pennsylvania - Notary Seal  
Courtnie L. Norman, Notary Public  
Beaver County  
My commission expires September 23, 2024  
Commission number 1377142  
Member, Pennsylvania Association of Notaries