

**Prepared by:** Joanne Fanizza, Esquire  
445 Broadhollow Road, Suite 420  
Melville, NY 11747

Parcel ID #: 07-11-31-7026-00730-0370

**PERSONAL REPRESENTATIVE'S DEED**

**THIS INDENTURE** made and entered into this 30<sup>th</sup> day of July, 2024, between JAMISON PULGRANO, as Personal Representative of the Estate of ANTHONY PULGRANO a/k/a ANTHONY JAMES PULGRANO a/k/a ANTHONY J. PULGRANO\*, Deceased, parties of the first part, to JENNIFER BALDINO, whose mailing address is: 32 Soundview Ave., Oyster Bay, NY 11771, party of the second part.

**WITNESSETH** that the undersigned is the Personal Representative of the Estate of ANTHONY PULGRANO a/k/a ANTHONY JAMES PULGRANO a/k/a ANTHONY J. PULGRANO, Deceased, under Letters of Administration issued by the Circuit Court for Flagler County, Florida (Probate Division), on the 25<sup>th</sup> day of July, 2022;

That the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to her in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the part of the second part, his/her heirs and assigns, forever, the following described land, to-wit:

Lot 37 of Block 73, of PALM COAST, Map of PINE GROVE, Section 26, according to the plat thereof, as recorded in Map Book 9, at Page 33, of the Public Records of Flagler County, Florida

**PROPERTY ADDRESS:** 8 Pitt Lane, Palm Coast, FL 32164

\*This property is not and never has been the homestead property of the Decedent ANTHONY PULGRANO a/k/a ANTHONY JAMES PULGRANO a/k/a ANTHONY J. PULGRANO.

**TO HAVE AND TO HOLD**, unto the said parties of the second part, its heirs, successors and assigns in as full and ample manner as the same was possessed or enjoyed by decedent in his lifetime, but without warranty, express or implied, on the part of the party of the first part, except

taxes accruing subsequent to December 31, 2023.

**GRANTOR WARRANTS** that the property conveyed herein is being transferred free and clear of any personal representative's lien against protected homestead pursuant to Sec. 733.608, Florida Statutes.

**IN WITNESS WHEREOF**, the said First Party has signed and sealed these presents the day and year first above written.

**Signed, sealed and delivered in the presence of:**

Shina Lewis  
Witness signature

JAMISON PULGRANO, as Personal Rep've of the Estate of ANTHONY PULGRANO, a/k/a ANTHONY JAMES PULGRANO, a/k/a ANTHONY J. PULGRANO, Dec'd

Shina Lewis  
Printed name  
Address: 131-16 160th st  
Jamaica NY 11434  
[Signature]  
Witness signature

Sabine Pierre - Louis  
Printed name  
Address: 846 Washington Street  
Baldwin NY 11510

STATE OF NEW YORK )  
) :SS  
COUNTY OF SUFFOLK )

I HEREBY CERTIFY that on this day before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JAMISON PULGRANO, as Personal Representative of the Estate of ANTHONY PULGRANO a/k/a ANTHONY JAMES PULGRANO a/k/a ANTHONY J. PULGRANO, Deceased, known to me to be the person described herein and who produced My drivers license as identification; who executed the foregoing instrument and who acknowledged before me that he executed the same.

Witness my hand and official seal in the County and State last aforesaid this 20th day of July, 2024.

[Signature]  
Notary Public/State of New York

My commission expires:

JOANNE FANIZZA  
NOTARY PUBLIC, State of New York  
NO. 02FA6177962  
Qualified in New York County  
Commission Expires Nov. 19, 2027