

Prepared by:

Michelle Blankenship Jordan, Attorney  
1512 Highway 90  
Chipley, Florida 32428

When recorded return to:

Michelle Blankenship Jordan, Attorney  
1512 Highway 90  
Chipley, Florida 32428

(Space above this line reserved for recording office use only)

**PERSONAL REPRESENTATIVE'S DEED**

STATEMENT OF FACTS:

A. **MILDRED H. MCCLURE, a/k/a MILDRED H. ANDREWS**, ("Decedent"), a resident of Gadsden County, Florida, died on March 6, 2015.

B. At the time of Decedent's death, Decedent was the owner of the real property described below.

C. Grantor is the Personal Representative of the Estate of the Decedent pursuant to proceedings filed in the Circuit Court for Gadsden County, Florida in Case No. 2015-PR-321. Grantor is authorized to convey the real property described below pursuant to the Letters of Administration issued on October 27, 2015 and recorded in OR Book 809, Page 1104 and the Order Approving Sale of Real Property issued on November 13, 2017 and recorded in OR Book 839 Page 1513 of the Official Records of Gadsden County, Florida. A certified copy of the recorded Letters of Administration and the Order Approving Sale of Real Property are attached to this deed for recording in the official records of Wakulla County, Florida.

CONVEYANCE:

1. **IDENTIFICATION OF GRANTOR**

Name and address of Grantor: **ZAKARY RONIS, as Personal Representative of  
The Estate of MILDRED H. MCCLURE, a/k/a  
MILDRED H. ANDREWS, Deceased  
1203 Wynhurst Ave.  
Waxhaw, NC 28173**

The word "I" or "me" as hereafter used means the Grantor.

2. **IDENTIFICATION OF GRANTEES**

Names and addresses of Grantees: **ZAKARY RONIS and CHRISTINA TAYLOR,  
As husband and wife,  
1203 Wynhurst Ave.  
Waxhaw, NC 28173**

The word "you" as hereafter used means the Grantees.

### 3. MEANING OF TERMS

The terms "I," "me," "you," "grantor," and "grantees," shall be non-gender specific ((i) masculine, (ii) feminine, or (iii) neuter, such as corporations, partnerships or trusts), singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns where applicable and permitted.

### 4. DESCRIPTION OF REAL PROPERTY CONVEYED

The property hereby conveyed (the "Real property") is described as follows:

**Lots 23, 27, and 28 in Block M, of Magnolia Gardens, per Plat Book 1, Page 37, of the public records of Wakulla County, Florida:**

**Parcel ID Numbers 00-00-078-013-11230-000, 00-00-078-013-11226-000, and 00-00-078-013-11231-000.**

### 5. CONSIDERATION

Good and valuable consideration plus \$10.00 paid by you to me.

### 6. CONVEYANCE OF REAL PROPERTY

For the consideration described in paragraph 5 which I have received, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

### 7. REPRESENTATION OF PERSONAL REPRESENTATIVE


I represent to you that:

(a) I am duly appointed and qualified to act as personal Representative of the Estate of the Decedent as identified in the Statement of Facts; and

(b) I have the power and authority to execute this Deed.

(c) The real property described in Paragraph 4 is not the constitutional homestead of the Decedent.

Executed on May 23, 2018.

  
 ZAKARY RONIS,  
 as Personal Representative of the Estate  
 MILDRED H. MCCLURE, a/k/a

MILDRED H. ANDREWS, Deceased

WITNESSES:

Sign: Bethany R. Gibson

Print: Bethany R. Gibson

Sign: CS

Print: Christopher J. Kirby

STATE OF NORTH CAROLINA  
COUNTY OF UNION

THE FOREGOING INSTRUMENT was acknowledged before me this 23<sup>rd</sup> day of May, 2018, by ZAKARY RONIS, as Personal Representative of the Estate of Mildred H. McClure, deceased, who is personally known to me or who produced NC DL as identification.

Deidra B. Miller

Notary Public - State of North Carolina

My Commission Expires: June 17, 2020



GADSDEN COUNTY NICHOLAS THOMAS  
Instrument: 150008442 Recorded: 10/28/2015 2:00 PM

OFFICIAL RECORDS: 1 of 1  
Book: 809 Page: 1104

IN THE CIRCUIT COURT FOR  
GADSDEN COUNTY, FLORIDA

IN RE: ESTATE OF

MILDRED H. MCCLURE

Deceased.

File No. 15-321CP

Division Probate

FILED FOR RECORD  
2015 OCT 28 AM 11:58

NICHOLAS THOMAS  
CLERK CIRCUIT COURT  
GADSDEN COUNTY, FL

**LETTERS OF ADMINISTRATION**  
(single personal representative)

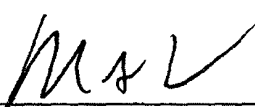
TO ALL WHOM IT MAY CONCERN

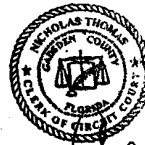
**WHEREAS**, Mildred H. McClure, a resident of Gadsden County, Florida, died on March 6, 2015, owning assets in the State of Florida, and

**WHEREAS**, Zakary Ronis has been appointed personal representative of the estate of the decedent and has performed all acts prerequisite to issuance of Letters of Administration in the estate,

**NOW, THEREFORE**, I, the undersigned circuit judge, declare Zakary Ronis duly qualified under the laws of the State of Florida to act as personal representative of the estate of Mildred H. McClure, deceased, with full power to administer the estate according to law; to ask, demand, sue for, recover and receive the property of the decedent; to pay the debts of the decedent as far as the assets of the estate will permit and the law directs; and to make distribution of the estate according to law.

**ORDERED** on Oct 27, 2015.

  
Hon. Martin Fitzpatrick  
Circuit Judge



**CERTIFIED A TRUE COPY**

NICHOLAS THOMAS, CLERK OF CIRCUIT COURT  
GADSDEN COUNTY FLORIDA

BY

  
DEPUTY CLERK

Filing # 64082848 E-Filed 11/13/2017 10:23:31 AM

OFFICIAL RECORDS: 1 of 2  
Book: 839 Page: 1513

GADSDEN COUNTY NICHOLAS THOMAS

Instrument: 170008058 Recorded: 11/14/2017 11:47 AM

IN THE CIRCUIT COURT OF THE SECOND JUDICIAL CIRCUIT  
IN AND FOR GADSDEN COUNTY, FLORIDA

IN RE: Estate of

CASE NO. 2015CP321

MILDRED H. McCLURE,  
deceased.

PROBATE DIVISION

**ORDER APPROVING SALE OF REAL PROPERTY**

THIS CAUSE having come on to be heard on the petition of the Personal Representative ZAKARY RONIS, as Personal Representative of the Estate of Mildred H. McClure, petitions this Court for approval of the sale of real property of the Estate; the petition and this order having been requested by the Personal Representative, for the purpose of disposing of the remaining real estate of the Deceased, in order to facilitate the closing of this Estate; and notice having been given to the sole remaining interested parties, James Calvin Andrews, Janet Andrews, and Danielle Ronis; the Court finds as follows:

a) Petitioner is the duly-appointed Personal Representative of the Estate.

b) The assets of the Estate include the real property located in Wakulla County, Florida, and described as:

Lots 23, 27, and 28 in Block M, of Magnolia Gardens, per Plat Book 1, Page 37, public records of Wakulla County, Florida; and being Parcel ID Numbers 00-00-078-013-11230-000, 00-00-078-013-11226-000, and 00-00-078-013-11231-000.

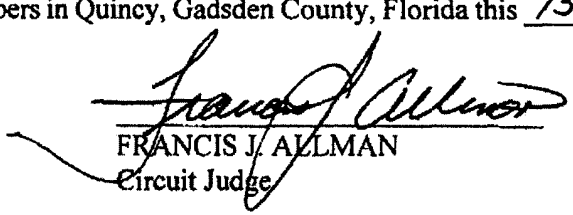
c) The Decedent's will grants to the Personal Representative "... full power and authority to sell and dispose of any property of which I may die possessed and upon such price, terms and/or conditions as my personal representative in his sole and unrestricted discretion may see fit, and without order of any Court." Because the will contains such power, the Personal Representative has the authority to consummate this sale.

d) The Personal Representative proposes to purchase the subject real property, along with his wife, Christina Ronis, for the value of \$7,500.00, net to the Estate in cash at closing. The three lots are assessed on the Wakulla County tax rolls for the total sum of \$7,500.00, and the purchase price is a fair value for the lots, under the circumstances.

e) Although the Decedent's will directs the sale of Decedent's real property, the Estate has been unable to sell the subject lots. The consummation of the sale would convert the three lots, which have not been sold by the Estate for two years, into liquid assets, to allow the closing of this Estate. It is therefore in the best interest of the Estate, its beneficiaries and creditors that this transaction be consummated.

THEREFORE, it is ordered and adjudged that the Personal Representative is authorized, on behalf of the Estate, to execute and deliver such deeds, closing statements and other documents as necessary or appropriate to effect the consummation of the sale of the subject lots described above as stated in paragraph (d) above.

DONE AND ORDERED in Chambers in Quincy, Gadsden County, Florida this 13<sup>th</sup> day of November, 2017.

  
FRANCIS J. ALLMAN  
Circuit Judge

IN CASES WHEREIN ONE PARTY IS UNREPRESENTED (PRO SE), IT IS THE RESPONSIBILITY OF THE PETITIONER'S ATTORNEY IN THE CASE TO SERVE WITHIN FIVE BUSINESS DAYS THIS ORDER OR JUDGMENT UPON ANY PRO SE PARTY WHO DOES NOT HAVE ACCESS TO NOR IS A REGISTERED USER OF THE FLORIDA COURTS E-FILED PORTAL.

Copies EFILED through Portal to counsel.

Michelle Blankenship Jordan, Esq.; [service@blankenshipjordanpa.com](mailto:service@blankenshipjordanpa.com)

[Stephanie@blankenshipjordanpa.com](mailto:Stephanie@blankenshipjordanpa.com)

Zakary Ronis

Christina Ronis

Danielle Ronis

James Calvin Andrews

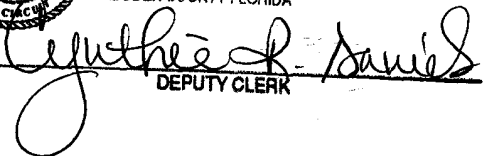
Janet Andrews



**CERTIFIED A TRUE COPY**

NICHOLAS THOMAS, CLERK OF CIRCUIT COURT  
GADSDEN COUNTY, FLORIDA

BY

  
DEPUTY CLERK