

IN THE CIRCUIT COURT FOR LEON
COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

EMMIE DAVIS GLENN,

File No. 2019-CP-214

Deceased.

PERSONAL REPRESENTATIVE'S RELEASE
AND CERTIFICATE OF DISTRIBUTION OF REAL PROPERTY
(single individual personal representative)

The undersigned, JANICE B. MILLER, whose mailing address is 7744 Bass Ridge Trail, Tallahassee, Florida 32312, as Personal Representative of the Estate of EMMIE DAVIS GLENN, deceased, who died a resident of Leon County, Florida on February 1, 2019, hereby acknowledges that title to the following described real property, owned by the decedent at the time of death, and situate in WAKULLA County, Florida as more particularly described as follows:

Wakulla County Parcel ID: 26-5S-03W-000-01178-015
Wakulla County Parcel ID: 26-5S-03W-000-01178-021
Wakulla County Parcel ID: 34-5S-03W-000-01239-000
Wakulla County Parcel ID: 35-5S-03W-000-01275-002
Wakulla County Parcel ID: 26-5S-03W-000-01178-011
Wakulla County Parcel ID: 03-6S-02W-035-03743-000
Wakulla County Parcel ID: 03-6S-02W-035-03738-000
Wakulla County Parcel ID: 24-5S-02W-057-03118-000

SEE EXHIBIT "A"

vested in JANICE M. MILLER and ROWLAND W. BROWN as Tenants in Common (hereinafter collectively called the "Grantee"), whose address is c/o 7744 Bass Ridge Trail, Tallahassee, Florida 32312, by operation of law as of the date of the decedent's death as will

more fully appear from the proceedings in the Circuit Court for Leon County, Florida, Probate Division, in File No. 2019-CP-214, subject to rights of the Personal Representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) for distribution.

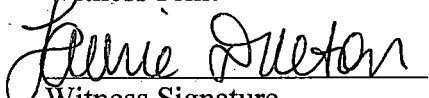
Having determined that the Property is not needed for any of the foregoing purposes, except distribution, and that the Property should be released and distributed to the above named Beneficiaries, free of any Personal Representative's lien pursuant to Section 733.608 FSA, the Personal Representative hereby releases the Property from all rights and powers of the Personal Representative and acknowledges that the Property is vested in JANICE M. MILLER and ROWLAND W. BROWN, as Tenants in Common, free of all rights of the Personal Representative.

IN WITNESS WHEREOF, the undersigned, as Personal Representative of the estate of the decedent, has executed this instrument as of the 28 day of August, 2019.

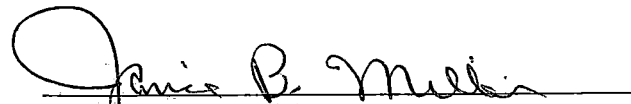
Executed in the presence of:


Witness Signature

Marian D Lamb III
Witness Print


Witness Signature

LAURIE DALTON
Witness Print


JANICE B. MILLER
Personal Representative

STATE OF FLORIDA
COUNTY OF LEON

I HEREBY swear and affirm that the foregoing instrument was executed for the purposes set forth herein before me this 28 day of August, 2019 by JANICE B. MILLER, as Personal Representative of the Estate of EMMIE DAVIS GLENN, deceased, who ☒ is personally known to me or who ☐ produced _____ as identification and she did take an oath. _____



Notary Public – State of Florida

Print Name: Laurie Dalton

Commission No.: GG 255657

My Commission Expires: November 12, 2022

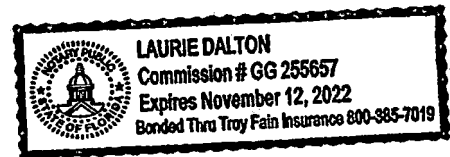


Exhibit "A"

Wakulla County Parcel ID: 26-5S-03W-000-01178-015
 Wakulla County Parcel ID: 26-5S-03W-000-01178-021
 Wakulla County Parcel ID: 34-5S-03W-000-01239-000
 Wakulla County Parcel ID: 35-5S-03W-000-01275-002
 Wakulla County Parcel ID: 26-5S-03W-000-01178-011

- 015 The East 200.0 feet of the West 1001.6 feet of the NE1/4 of the NW1/4, Section 26. Containing 6.06 acres, more or less.
 021 The West 131.4 feet of the NE1/4 of the NE1/4, the West 131.4 feet of the NE1/2 of the SE1/4 of the NE1/4 and the East 258.6 feet of the NW1/4 of the NE1/4. All in Section 26. Containing 13.86 acres, more or less.
 000 The E1/2 of the NE1/4 of the NE1/4, Section 34. Containing 19.96 acres, more or less.
 002 That part of the Old Abandoned SCLRR R/W lying South of the South boundary of the NW1/4 of the NE1/4 of Section 35 and North of the North R/W of S.R. S-299. Containing 5.88 acres, more or less.
 011 The SW1/4 of the SE1/4, Section 26. Containing 40 acres, more or less.

Together with and subject to all easements of record.

All of the above described land being in Township 5 South, Range 3 West, Wakulla County, Florida.

Together with a one-fifth (1/5th) undivided interest in the following described property:

Parcel I.D. #03-6S-02W-035-03743-000

Lot 20, Block E, SURF SUBDIVISION, according to the map or plat thereof as recorded under Plat Book 52, Page 347 of the Public Records of Wakulla County, Florida

and

Parcel I.D. #03-6S-02W-035-03738-000

Lot 15, Block D, SURF SUBDIVISION, according to the map or plat thereof as recorded under Plat Book 42, Page 347 of the Public Records of Wakulla County, Florida

Wakulla County Parcel ID: 24-55-02W-057-03118-000

LOT 8/BLOCK 13 FIRST UNIT, PANACEA MINERAL SPRINGS

MARKET DATA ANALYSIS DISCUSSION (from page 1)

The subject lot in Panacea Mineral Springs subdivision backs up to a lot that fronts on the major highway in the area, known as SR 61. Comparable sales utilized backed up to other residential lots or woods. Commercial type improvements near the subject on SR 61 are scattered. Behind the subject on SR 61 is a two story concrete block building which appears to be used as a storage building or warehouse. Lots on either side of the structure are vacant and wooded. One block northeast of the subject, on the corner of Martin Avenue and SR 61, is a single family residential home. It is my opinion, that due to the suburban-rural flavor of the neighborhood, the market would not differentiate between the comparable sales and the subject as to lot location.

Wakulla County zoning department stated that Panacea Mineral Springs is zoned RMH-1. RMH-1 allows 5 mobile homes or houses per acre or a dwelling covering no more than 35% of the site which adheres to required set backs. Thus, a mobile home or frame home could be put on the typical 60 x 150 foot lot.

Inst:0000218149 Date:11/19/2004 Time:14:32

DC, Brent Thurmond, WAKULLA County B:567 P:185