

Prepared by:

Jami A. Coleman
701 East Tennessee Street
Tallahassee, Florida 32308

When recorded return to:

Jami A. Coleman
701 East Tennessee Street
Tallahassee, Florida 32308

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

PERSONAL REPRESENTATIVE'S DEED

STATEMENT OF FACTS:

A. Theodore Roosevelt Roziere, a/k/a Theodore Roosevelt Rosier ("Decedent"), a resident of Tallahassee, Florida, died on November 11, 2019.

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 Leon County, Florida in Case No. 2020-CP-279.

CONVEYANCE:

1. IDENTIFICATION OF GRANTOR

Grantor's name and address is: Julia Baker
as Personal Representative of the Estate of Theodore
Roosevelt Roziere, a/k/a Theodore Roosevelt Rosier,
Deceased
1308 Central Street
Tallahassee, Florida 32303

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

2. IDENTIFICATION OF GRANTEE

Grantees' names and addresses
are: Julie Tanner
3416 Julia Lane
Cottondale, Florida 32431

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

3. MEANINGS OF TERMS

The terms "I," "me," "you," "grantor," and "grantee," 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 remainder .71 acres of the real property hereby conveyed (the "Real Property") is described as follows:

The West Half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of Section 7, Township 5 South; Range 3 West, Wakulla County Florida, LESS AND EXCEPT that portion lying in the right of way of State Road No. 375; the foregoing described lands containing 4.61 acres; LESS AND EXCEPT .97 acres, Book 73 Page 774; LESS AND EXCEPT 2.91 acres, Book 268 Page 406,407,408 according to survey, Book 64 Page 739.

The Property Appraiser's Parcel Identification Number is 07-5S-02W-000-02673-000.

5. CONSIDERATION

Good and valuable consideration plus the sum of Ten Dollars (\$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. Note: if the Property was the constitutional homestead of Decedent, and descended to heirs at law, such heirs at law must execute deeds conveying their interests in the subject property.

8. EXCEPTIONS

NONE

Executed this 1st day of March, 2021.

Julia Baker
Julia Baker (Date)
1308 Central Street
Tallahassee, Florida 32303
as Personal Representative of the Estate of
Theodore Roosevelt Roziere, a/k/a Theodore
Roosevelt Rosier, Deceased

Signed in the presence of:

Signed in the presence of:

J.P.D. 3/1/21
Witness 1: (print name here) (Date)
Address: 701 E. Tennessee Street Tallahassee FL 32308

Sandra E. Webb
Witness 2: (Print Name here) (Date)
Address: 716 Tennessee Street Tallahassee FL 32308

Witness FRANCHESKA P. DANIELS

Witness Sandra E. Webb

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2021, by Julia Baker, who is personally known to me or has produced _____ as identification.

Jami Coleman
Notary Public - State of Florida

