

Prepared by:

Tod R. Smith, Esq.  
150 Warren Circle  
Saint Johns, FL 32259

**Parcel ID: 00-00-043-010-08916-000**

This deed has been prepared without a title examination and no warranty or other representation is made as to the ownership of the land, the condition of its title, its boundaries or the existence of liens, unpaid taxes, or other encumbrances, which may affect it.

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

**PERSONAL REPRESENTATIVE'S DEED**

**STATEMENT OF FACTS:**

- A. Thelma Audrey McKuhen Apperson ("Decedent"), an owner of property in Wakulla County, Florida, died on February 10, 2018.
- B. At the time of Decedent's death, Decedent owned the Real Property described below.
- C. Grantor is the Personal Representative of the Estate of the Decedent pursuant to Letters of Administration entered by the Circuit Court of Marion County, Florida, Probate Division, Case No. 2022-CP-1897.
- D. Because this deed is given to evidence the distribution of assets of a decedent's estate and involves no assumption of mortgage, minimum state documentary stamps are required.

**CONVEYANCE:**

**1. IDENTIFICATION OF GRANTOR**

Name and address of Grantor: Vickie Lynn Apperson, as Personal Representative of the Estate of Thelma Audrey McKuhen Apperson, Deceased  
1772 Heatherwood Dr.  
Saint Johns, Florida 32259

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

**2. IDENTIFICATION OF GRANTEEES**

Name and address of Grantee: Vickie Lynn Apperson  
1772 Heatherwood Dr.  
Saint Johns, Florida 32259

**AND**

Martin Lewis Apperson  
101 Hollis Ferry Court  
Leesburg, Georgia 31763

**As Tenants-in-Common**

The word "you" as hereafter used means the Grantee with power to protect, conserve, sell, lease, encumber, manage and dispose of the hereafter identified Real Property.

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

**Lots numbered 49 (Forty-nine) and 50 (Fifty) in Block 21 (Twenty-one) of Wakulla Gardens, Unit III, as shown by plat of said subdivision of record on page 43 Plat Book No. One of the public records of Wakulla County, Florida.**

together with all tenements (property capable of being held with unconditional power of disposition), hereditaments (inheritable interest in property), easements (right to use land of another) and appurtenances (right used with land for its benefit) belonging to or benefiting such property.

**5. CONSIDERATION**

Good and valuable consideration plus one dollar paid by you to me.

**6. CONVEYANCE OF REAL PROPERTY**

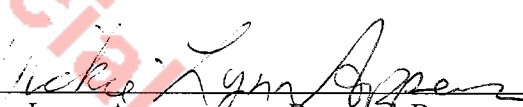
For the consideration described in Paragraph 5 which I have received, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple (estate in property unlimited as to duration, disposition and descendability) forever.

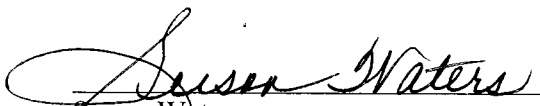
**7. REPRESENTATION OF PERSONAL REPRESENTATIVE**

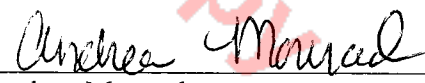
I represent that:

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

Executed on August 16, 2023.

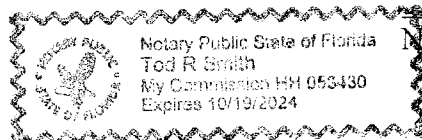
  
Vickie Lynn Apperson, as Personal Representative of the  
Estate of Thelma Audrey McKuhen Apperson, Deceased  
1772 Heatherwood Dr.  
Saint Johns, Florida 32259

  
Susan Waters  
3662 Sea Hawk St. E. Jacksonville, FL

  
Andrea Mourad  
1132 Bent Creek Dr., Jacksonville, FL

**STATE OF FLORIDA                    }**  
**COUNTY OF ST. JOHNS            }**

The foregoing instrument was acknowledged before me, by means of physical presence, this 16<sup>th</sup>, day of August, 2023, by Vickie Lynn Apperson, who provided a Florida Driver's License as identification.



  
Notary Public - State of Florida