

Recording	\$ 27
Doc Stamps	\$ 1,260
Intangible Tax	\$ -
Total	\$ 1,287

INSTRUMENT PREPARED BY:

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Salter Feiber, PA
3940 NW 16th Blvd., Bldg. B
Gainesville, Florida 32605
352-376-8201
File No.: 24-0942.7SL

PERSONAL REPRESENTATIVE'S DEED

THIS INDENTURE is made on JAN 24 15, 2025 by and between FRANK CLARE BILLINGHAM, Individually and as Personal Representative of the Estate of Edmond J. Billingham, deceased, whose post office address is 4271 Highway 524, Russellville, AL 32653 ("Grantor") and MATTHEW DILLON and AMBER DILLON, husband and wife, whose post office address is 12002 SW 89th Street, Archer, FL 32618 ("Grantee").

In consideration of ten dollars (\$10.00) paid by Grantee, and pursuant to the power of sale in the Last Will and Testament of Edmond John Billingham Decedent's, said will being admitted to probate pursuant to that certain order entered on November 4, 2024 in re the Estate of Edmond J. Billingham pending in the Circuit Court For Columbia County, Florida in Case Number 12-2024-CP-311, and Letters Of Administration having been issued on October 30, 2024, Grantor does grant, bargain, sell, convey, and transfer to Grantee and Grantee's heirs, successors, and assigns forever the following real property in Columbia County, Florida:

Lot Six (6), TUSTENUGGEE ACRES – UNIT ONE, according to the map or plat thereof as recorded in Plat Book 4, Page 23, Public Records of Columbia County, Florida

Tax Parcel Number: R09814-008

GRANTOR COVENANTS with Grantee that Grantor conveys the property free and clear of any personal representative's lien or any other right, claim, or demand which the personal representative now has, or may have, in the property.

GRANTOR FURTHER COVENANTS the subject property is not the principal residence of Grantor Frank Clare Billingham or any of said person's dependents; the subject property is not the homestead residence of said Grantor.

IT SHALL BE expressly understood that any representations, warranties, covenants, undertakings and agreements hereinafter made on the part of the Estate of Edmond J. Billingham (the "Estate"), while in form purporting to be the representations, warranties, covenants, undertakings and agreements of the Estate, are nevertheless made and intended not as personal representations, warranties, covenants, undertakings and agreements by the Personal Representative, or for the purpose or with the intention of binding the Personal Representative personally, but are made and intended for the purpose of binding the Property specifically described herein; and that (except where otherwise expressly provided) no personal liability or

personal responsibility is assumed by, nor shall at any time be asserted or enforceable against the Personal Representative individually on account of this instrument, all such personal liability, if any, being expressly waived and released, and all persons and corporations whomsoever and whatsoever shall be charged with notice of this condition from the date of the filing for record of this Deed.

TOGETHER WITH all of the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the property, and all the right, title, and interest whatsoever which Grantor has in and to the property.

TO HAVE and to hold the same to Grantee and Grantee's heirs, successors, and assigns in fee simple forever.

SUBJECT TO easements, reservations and restrictions of record and taxes for 2025 and all subsequent years.

IN WITNESS WHEREOF, said Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

G Shapiro
Witness
Print: Gabriel Shapiro
Address: 3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605

D E Menet
Witness
Print: David E. Menet
Address: 3940 NW 16th Blvd., Bldg B
Gainesville, FL 32605

Frank Clare Billingham
FRANK CLARE BILLINGHAM
Individually and as Personal Representative
of the Estate of Edmond J. Billingham

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization on January 14, 2025 by FRANK CLARE BILLINGHAM, Individually and as Personal Representative of the Estate of Edmond J. Billingham. Said person [] is personally known to me or [X] produced AL DL as identification.

Notary Public - State of Florida

Sign: *D E Menet*
Print: David E. Menet

My Commission Expires:



DAVID E. MENET
Commission # HH 199750
Expires January 20, 2026