

**PREPARED BY AND RETURN TO:**

Name: Robert Stewart, of  
Sky Title, LLC dba Lake City Title  
Address: 426 SW Commerce Drive #145  
Lake City, FL 32025

File No: 2026-9798CC  
Parcel No.: 13-4S-15-00358-009

**Personal Representative's Deed**

THIS INDENTURE made on this 21<sup>st</sup> day of August, 2026, by **Brandon Klopp and Christopher Klopp, Co-Personal Representatives of The Estate of Christopher James Klopp**, whose address is 1387 NE Double Run Road, Lake City, FL 32055 ("**Grantor**") to **Alfred John Monteleone and Deborah T. Monteleone, Husband and Wife**, whose address is 4801 Hunting Lodge Drive, St. Cloud, FL 34772 ("**Grantee**").

WITNESSETH: That Grantor, for good and valuable consideration in hand paid, grants, bargains, sells aliens, remises, releases, conveys and confirms to the Grantee, its heirs and assigns forever, the real property lying and being in Columbia County, Florida, and more particularly described as follows:

A parcel of land lying in the NW 1/4 of Section 13, Township 4 South, Range 15 East, Columbia County, Florida, explicitly described as follows:

Commence at the SE corner of the NE 1/4 of the NW 1/4 of said Section 13 for the Point of Beginning; thence on the South boundary thereof West, a distance of 660.67 feet to the SE corner of the W 1/2 of the NE 1/4 of the NW 1/4 of said Section 13; thence on the South boundary thereof N89°51'58"W, a distance of 60.00 feet; thence N01°12'32"E, a distance of 60.00 feet; thence S89°51'58"E, a distance of 60.00 feet to the West boundary of the SE 1/4 of the NE 1/4 of the NW 1/4 of said Section 13; thence on said West boundary N01°12'32"E, a distance of 268.70 feet; thence S89°50'45"E, a distance of 660.04 feet to the East boundary of the NE 1/4 of the NW 1/4 of said Section 13 and the West maintained right-of-way line of SW Jafus Avenue; thence on said line, S01°06'16"W, a distance of 326.90 feet to the Point of Beginning.

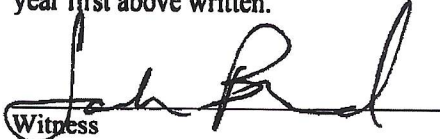
SAID PROPERTY is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any member of the household of Grantor reside thereon.

TOGETHER with all and singular the tenements, hereditaments and appurtenances belonging or in any way appertaining to said Property.

TO HAVE AND TO HOLD the same to the Grantee, its heirs and assigns, in fee simple forever.

AND the Grantor does covenant to and with the Grantee, its heirs and assigns, that in all things preliminary to and in and about this conveyance that laws of the State of Florida have been followed and complied with in all respects.

IN WITNESS WHEREOF, the Grantor, Brandon Klopp and Christopher Klopp, Co-Personal Representatives of The Estate of Christopher James Klopp, has set his/her hand and seal on the day and year first above written.

  
Witness

Print Witness Name and Address:

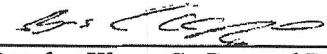
Sarah Burd  
426 SW Commerce Dr. #145  
Lake City, FL 32025

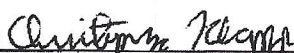
  
Witness

Print Witness Name and Address:

Savannah H. Raulerson  
426 SW Commerce Dr. #145  
Lake City, FL 32025

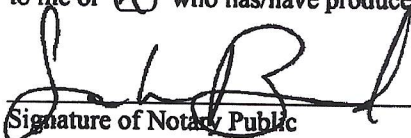
The Estate of Christopher James Klopp

By:   
Brandon Klopp, Co-Personal Representative

By:   
Christopher Klopp, Co-Personal Representative

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21<sup>st</sup> day of August, 2026, by Brandon Klopp and Christopher Klopp, Co-Personal Representatives of The Estate of Christopher James Klopp, ☐ who is/are personally known to me or ☒ who has/have produced D.L. as identification.

  
Signature of Notary Public

Print, Type/Stamp Name of Notary

