

This instrument prepared by:

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Attorneys at Law, P.A.
1543 Kingsley Avenue, #5
Orange Park, FL 32073

**IN THE CIRCUIT COURT FOR CLAY COUNTY,
FLORIDA PROBATE DIVISION**

IN RE: ESTATE OF

VICKIE DIXON RYAN,

File No. 2022-CP-000254

Division A

Deceased.

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

The undersigned, JEFFERY SCOTT RYAN, whose address is 2528 Glenfield Drive, Green Cove Springs, Florida 32043, as personal representative of the estate of VICKIE DIXON RYAN, deceased, hereby acknowledges that title to a one-third (1/3) undivided interest in the real property located in Columbia County, Florida, owned by the decedent at the time of death, described as follows:

Address: 2358 SW Santa Fe Drive, Fort White, Florida 32038,

Legal Description: Lot 29, Sec. 7, more particularly known as Lot 29, Unit 7 of 3 Rivers Estates, Inc, said Unit 7 better described as follows: Commence at the NE corner of Sec. 27, Twp 68, Rge. 15E, Columbia County, Fla., and run S 17°15' W 2135.54 ft. for a point of beginning; thence run N 89°29' E 119.16 ft.; thence S 33°28' E 624.21 ft.; thence N 34°10' E 240.73 ft.; thence N 65°44' E 795.05 ft.; thence S 24°16' E 475 ft. more or less to the waters edge north bank Santa Fe River; thence along said waters edge Santa Fe River downstream in a generally westerly direction to the intersection with the easterly bank Ichetucknee River; thence northeasterly along said easterly Ichetucknee River at waters edge to a point; thence S 39°54' E 229 ft. more or less to a point thence S 68°24'E 247.36 ft.; thence N49°44' E 70.91 ft. to point of beginning; being part of Sec. 27 & 27, TWP 68, RGE 15E, Columbia County, Fla.,

Property Appraiser's Parcel Identification Number No.: 00-00-00-00647-001

(2887), (the "Property"), vested in the following beneficiary:

NAME	ADDRESS
JEFFERY SCOTT RYAN	2528 Glenfield Drive Green Cove Springs, Florida 32043

by operation of law as of the date of the decedent's death pursuant to Florida law, as will more fully appear from the proceedings in the Circuit Court for Clay County, Florida, Probate Division, in File No. 2022-CP-000254, subject to the rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to:

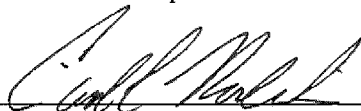
1. take possession or control of the Property;
2. use, sell, encumber or otherwise exercise control over the Property:
 - a. for the payment of devises, family allowance, elective share, estate and inheritance taxes, claims, charges, and expenses of the administration and obligations of the decedent's estate;
 - b. to enforce contribution and equalize advancement;
 - c. 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 beneficiaries, the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in JEFFERY SCOTT RYAN free of all rights of the personal representative.

SIGNATURES BEGIN ON NEXT PAGE


IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on September 2, 2022.

Executed in the presence of:



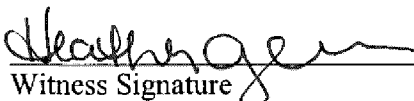
Witness Signature

C. LEEAN NORDICK



JEFFERY SCOTT RYAN,
as personal representative of the estate of
VICKIE DIXON RYAN, deceased

Printed Name



Witness Signature

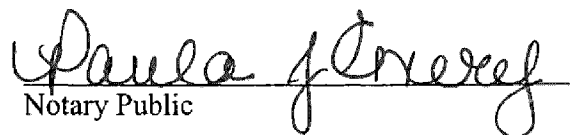
HEATHER GERMANN

Printed Name

STATE OF FLORIDA

COUNTY OF CLAY

I hereby certify that the foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 2 day of September, 2022, by JEFFERY SCOTT RYAN, who is personally known to me or who ~~produced~~ as identification, as personal representative of the estate of VICKIE DIXON RYAN, deceased.



Notary Public

