

This instrument prepared by  
and return to:

Barbara A. Simanek, Esq.  
K&L Gates LLP  
Southeast Financial Center  
200 South Biscayne Boulevard  
Suite 3900  
Miami, FL 33131

Tax Identification Parcel Nos. 29-37-21-KQ-2007-2 and 29-37-33-KQ-2083-6

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**PERSONAL REPRESENTATIVE'S DEED**

**THIS PERSONAL REPRESENTATIVE'S DEED** is made and entered into as of this 9th day of October, 2024, by **ROY SAMUEL, AS PERSONAL REPRESENTATIVE OF ESTATE OF AVI SAMUELS, A/K/A ABRAHAM SAMUELS, A/K/A ABRAHAM HERBERT SAMUELS**, Probate Case No. 2024-003123-CP-02, whose post office address is 4550 N. Michigan Avenue, Miami Beach, FL 33140 (the "Grantor"), to **RAZ SAMUEL** whose address is 2020 N. Bayshore Avenue, Apt. 3005, Miami, FL 33137, **ROY SAMUEL, SARINA SAMUEL, CALEB SAMUEL** and **ROY SAMUEL**, as custodian for **GISELLE SAMUEL** under the Florida Uniform Transfers to Minors Act, all of whom have an address of 4550 N. Michigan Avenue, Miami Beach, FL 33140, as tenants in common (the "Grantees"):

**WITNESSETH**, that the said Grantor, for and in consideration of the sum of One and No/100 Dollar (\$1.00) and other valuable consideration, receipt of which is hereby acknowledged, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantees and the Grantees' heirs, successors and assigns forever, all of right, title and interest in it and to those certain parcels of land situated in Brevard County, Florida, described as follows:

**PARCEL ONE:**

Lot 2 Block 2007 of the Port Malabar Unit 46, a Subdivision according to the Plat thereof, recorded in Plat Book 22, Page 58, of the Public Records of Brevard County, Florida.

Property address: 1506 Wichita Boulevard SE, Palm Bay, FL 32909

Parcel ID: 29-37-21-KQ-2007-2

**PARCEL TWO:**

Lot 6 Block 2083 of Port Malabar Unit 46, a Subdivision according to the Plat thereof, recorded in Plat Book 22, Page 58, of the Public Records of Brevard County, Florida.

Property address: 1600 Delta Street SE, Palm Bay, FL 32909

Parcel ID: 29-37-33-KQ-2083-6

**SUBJECT** to all easements, restrictions, reservations, ordinances, conditions, limitations of record, if any, and all taxes for the year 2024 and thereafter.

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversions, remainders, rents, issues and profits thereof, and all the estate, right, title interest, property, possession, claim and demand whatsoever, both in law and equity, which the said decedent had in his lifetime and at the time of his death, and which the Grantor has as Personal Representative of said estate, or otherwise, of, in, and to the above described premises and every part and parcel thereof with appurtenances.

**TO HAVE AND TO HOLD**, all and singular the above-described premises with the appurtenances and every part thereof unto said Grantees and Grantees' successor and assigns forever the same in fee simple forever.

**AND** the said Grantor, for himself, his successors and assigns, does covenant with the said Grantees that he is the duly qualified and acting Personal Representative of the Estate of Avi Samuels, a/k/a Abraham Samuels, a/k/a Abraham Herbert Samuels, deceased, in the Circuit Court in and for Brevard County, Florida, Probate Case No. 2024-003123-CP-02 having been appointed by Order of the Court on August 14, 2024, and his Letters of Administration were issued on August 14, 2024, said Letters being in full force and effect, and has the power to convey pursuant to the power granted in decedent's Last Will and Testament dated October 19, 2018, of which was admitted to probate on August 14, 2024.

**AND** the said Grantor hereby covenants with the said Grantees that the Grantor has good right and lawful authority to convey said property and that the Grantor hereby specially warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor.

**Notice to Clerk and Department of Revenue Auditor** – This conveyance is given by a personal representative in accordance with the terms of a will and the only consideration for this deed is the recited consideration of \$1.00. Accordingly, this deed is subject to only the minimum

documentary stamp tax pursuant to Florida Administrative Code Rule 12B-4.014(2)(b) and 12B-4.014(4).

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

ESTATE OF AVI SAMUELS, A/K/A  
ABRAHAM SAMUELS, A/K/A  
ABRAHAM HERBERT  
SAMUELS



Witness #1 Signature

*Cecilia Robles*

Witness #1 Printed Name

*19461 NW 60ct*

*Miami, FL 33015*

Witness #1 Post Office Address



Witness #2 Signature

*Enrol Divers*

Witness #2 Printed Name

*1916 SW 150th Ave*

*Miami, FL 33027*

Witness #2 Post Office Address

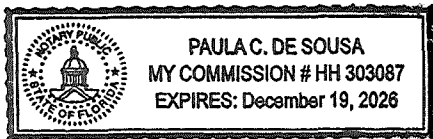


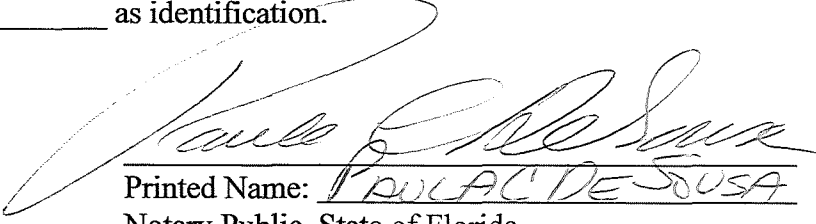
Roy Samuel, Personal Representative  
4550 N. Michigan Avenue  
Miami Beach, FL 33140

STATE OF FLORIDA                    )  
  ) SS:  
COUNTY OF MIAMI-DADE            )

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 9<sup>th</sup> day of October, 2024 by ROY SAMUEL, Personal Representative of the ESTATE OF AVI SAMUELS, A/K/A ABRAHAM SAMUELS, A/K/A ABRAHAM HERBERT SAMUELS, who either ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

[NOTARIAL SEAL]



  
Printed Name: PAUL C. DE SOUSA  
Notary Public, State of Florida  
Commission No.: HH303087  
My Commission Expires: 12-19-26