

Prepared by and Return to:
Eve A. Bouchard, Esq.
Nash & Kromash, LLP
440 South Babcock Street
Melbourne, Florida 32901
Parcel ID No.: 28-37-16-52-*37

PERSONAL REPRESENTATIVE'S DISTRIBUTIVE DEED
(testate)

THIS INDENTURE is made this 10th day of March, 2025, by and between **BRIAN RIDYARD**, the duly qualified Personal Representative of the estate of **CARLOS M. BARBA**, deceased, party of the first part, and **MICHAEL RIDYARD and KATHERINE RIDYARD**, parties of the second part.

WITNESSETH: WHEREAS, **CARLOS M. BARBA**, died testate a resident of Brevard County, Florida, on April 30, 2024, seized and possessed of the real property hereinafter described; and

WHEREAS, title to said property passed to the party of the second part as of the date of said decedent's death pursuant to the decedent's Last Will and Testament, which was admitted to probate and record by the Circuit Court for Brevard County, Florida, Probate Division, in Case Number 05-2024-CP-029578-XXCP-BC, and the Agreement Among Beneficiaries last dated November 13, 2024, subject only to the right of the party of the first part to sell or encumber the property for the purpose of defraying claims, costs, and expenses of administration of decedent's estate; and

WHEREAS, the party of the first part wishes to distribute said property to the party of the second part and evidence the release of the property from said right to sell or encumber;

NOW THEREFORE, in consideration of the foregoing and in connection with the distribution of the estate of said decedent, the party of the first part has released to the party of the second part the right to sell or encumber said property and granted, conveyed and conformed unto the party of the second part, its heirs and assigns forever, all of the interest of said decedent in and to the real property situated in the County of Brevard, State of Florida, described as follows:

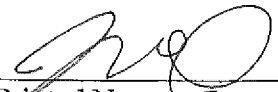
LOT 37, SOUTH OAKS PHASE ONE, ACCORDING
TO THE PLAT THEREOF, RECORDED IN PLAT
BOOK 33, PAGE 26, OF THE PUBLIC RECORDS OF
BREVARD COUNTY, FLORIDA.

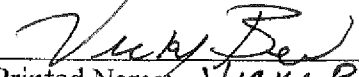
TOGETHER with all and singular the tenements, hereditaments, and appurtenances belonging to or in any way appertaining to that real property, subject to all restrictions, and easements of record, if any, and ad valorem taxes for the current year.

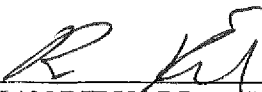
Because this deed is given to evidence the distribution of assets of a decedent's estate and involves the assumption of no mortgage, minimum state documentary stamps are affixed.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of said decedent, has executed this instrument under seal on the date aforesaid.

Signed, sealed and delivered
in the presence of:


Printed Name: Jonathan Ocampo
Address: 15 E Merritt Island Cswy
Merritt Island, FL 32952

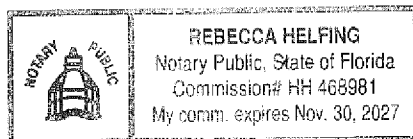

Printed Name: VICKY BELL
Address: 15 E M.I. Cswy
M.I. FL 32952

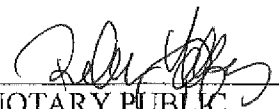

BRIAN RIDYARD, as Personal
Representative of the Estate of
Carlos M. Barba
755 Lakewood Circle
Merritt Island, Florida 3252

STATE OF FLORIDA
COUNTY OF BREVARD

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, BRIAN RIDYARD, by means of physical presence, known to me to be the individual described herein and who executed the foregoing deed and he acknowledged before me that he executed same freely and voluntarily for the purposes therein expressed, and he produced a Florida driver's license as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 10th
day of March, 2025.




NOTARY PUBLIC
State of Florida
My Commission Expires: