

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

IN RE: ESTATE OF

CASE NO. 21-1045CP

TIMOTHY LYNN SPROUSE,

Deceased.

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

The undersigned, SUZANNE S. DEATON, whose address is 1128 Hickory Avenue, Panama City, Florida 32401, as personal representative of the estate of TIMOTHY LYNN SPROUSE, deceased, hereby acknowledges that title to the real property located in Bay County, Florida, owned by the decedent at the time of death, described as follows:

Zula Avenue, Panama City, FL

Lots 25 and 26. in Block 9. according to the plat of High Point, as recorded in Plat Book 6, Page 38, in the Office of the Clerk of the Circuit Court in Bay County, Florida.

SUBJECT to easement to Gulf Coast Electric Cooperative, Inc., as shown recorded in Official Records, Book 694, Page 281. Reservations contained in deed from Trustees of the Internal Improvement Fund of the State of Florida recorded in Deed Book 86, Page 469; Flowage easement to Bay County, Florida recorded in Official Records Book 23, Page 359; and Restrictions recorded in Official Records Book 359, Page 34.

Property Appraiser's Parcel Identification Number 05407-048-000 (the "Property").

The above property is vested in JOHN BRYAN SPROUSE 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 Bay County, Florida, Probate Division, in File No. 21-1045CP, subject to rights of the personal representative under Sections 733.607 and 733.608 of the Florida Probate Code to take possession or control of the Property, or to use, sell, encumber or otherwise exercise control over the Property (1) for the payment of devises, debts, family allowance, estate and inheritance taxes, claims, charges, and expenses of administration, (2) to enforce contribution and equalize advancement, or (3) 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 vested in JOHN BRYAN SPROUSE, free of all rights of the personal representative.

IN WITNESS WHEREOF, the undersigned, as personal representative of the estate of the decedent, has executed this instrument on this 17 day of February, 2022.

Executed in the presence of:

Cynthia Hall McKean
Witness CYNTHIA GAIL MCKEAN

[Signature]
Witness MARIA DYKES

Suzanne S. Deaton
SUZANNE S. DEATON, as
Personal Representative of
the Estate of TIMOTHY
LYNN SPROUSE

STATE OF FLORIDA
COUNTY OF BAY

The foregoing instrument was acknowledged before me on this
17 day of February, 2022, by SUZANNE S. DEATON as
Personal Representative of the Estate of TIMOTHY LYNN SPROUSE,
deceased, who is personally known to me or who has produced
_____ as identification.

[Signature]
NOTARY PUBLIC

