

**PERSONAL REPRESENTATIVE'S RELEASE  
AND CERTIFICATE OF DISTRIBUTION OF REAL  
PROPERTY**

**(single individual personal representative)**

The undersigned, Arica Dutton, whose post office address is 3930 Cedar Bluff Road, Southport, FL 32409, as personal representative of the estate of Marianne Dutton, 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:

*Commencing at the Northeast Corner of Section 16, Township 2 South, Range 13 West, thence S00 31'48"W, 660.0 feet; thence N89 15'50"W, 1110.0 feet to the Point of Beginning; thence continue N89 15'50"W, 150.0 feet; thence S00 31'48"W, 300.0 feet to the North right of way line of an existing 60.0 foot road; thence S89 15'50"E along said road, 150.0 feet; thence N00 31'48", 300.0 feet to the Point of Beginning. Also know as Lot 17, Block "C" of Panama Pines Unit 1.*

Property Appraiser's Parcel Identification Number 05288-249-000 (the "Property"), vested in Arica Dutton, whose post office address is 3930 Cedar Bluff Road, Southport, FL 32409 (the "Beneficiary") 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. 24-0207-CP, subject to the rights of the personal representative under Florida Statutes Sections 733.607 and 733.608 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 Beneficiary, the personal representative hereby releases the Property from all rights and powers of the personal

representative and acknowledges that the Property is vested in Arica Dutton 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 July 23<sup>rd</sup>, 2024.

Executed in the presence of:

Angela S Cox  
Angela S. Cox  
434 Magnolia Ave  
Panama City, FL 32401

Arica Dutton  
Arica Dutton  
  
As personal representative of the estate of  
Marianne Dutton, deceased

Kelly J. McClellan  
Kelly J. McClellan  
434 Magnolia Avenue  
Panama City, FL 32401

**STATE OF FLORIDA**

**COUNTY OF BAY**

The foregoing instrument was acknowledged before me by means of ( ) physical presence or ( ) online notarization, by Arica Dutton as personal representative of the estate of Robert Joseph Cavanaugh, deceased, who is personally known to me  or who produced a Florida Driver's License for identification purposes on this 23 day of July, 2024.

Kelly J. McClellan  
Signature  
Notary Public State of Florida  
My Commission Expires: 10/29/24  
My Commission Number is: #4058789

This instrument prepared by:  
Julie Ann Sombathy  
Attorney at Law  
434 Magnolia Avenue  
Panama City, FL, 32401

