

This instrument was prepared by:

**Joe M. Chambers, Esq.
Johnston Hinesley PC
291 N Oates Street
Dothan, Alabama 36303**

PARCEL ID NUMBERS:

30236-314-000
30236-315-000
30236-316-000
30236-103-000
30236-104-000
32382-216-000

STATE OF FLORIDA)
)
BAY COUNTY)

PERSONAL REPRESENTATIVE'S DEED

Executed this 11 day of March, 2025, by the following:

- (i) Robert Clifford Cowen, Jr., Personal Representative of the Estate of Robert C. Cowen, deceased** (Letters of Administration of the Estate of Robert C. Cowen, deceased, being recorded in Jackson County, Florida in File No. 24-299CP),
- (ii) Robert Clifford Cowen, Jr., as Trustee of the Trust for the Benefit of Robert C. Cowen III created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased,**
- (iii) Robert Clifford Cowen, Jr., as Trustee of the Trust for the Benefit of Catherine Cowen Fine created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased,**
- (iv) Robert Clifford Cowen, Jr., as Trustee of the Trust for the Benefit of Elizabeth Cowen Palmquist created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased,**
- (v) Garrison Stephen Cowen, as Trustee of the Trust for the Benefit of Amy Elizabeth Chitwood created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased,**
- (vi) Garrison Stephen Cowen, as Trustee of the Trust for the Benefit of Garrison Stephen Cowen, Jr. created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased,**
- (vii) Garrison Stephen Cowen, as Trustee of the Trust for the Benefit of Jeb Smith Cowen created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased,**

(viii) **Garrison Stephen Cowen, as Trustee of the Trust for the Benefit of Sallie Jakes Cowen created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased,**

(ix) **Kimberly Cowen Ivy, as Trustee of the Trust for the Benefit of Edward Joseph Ivy, Jr. created under Articles IV of the Last Will and Testament of Robert C. Cowen, deceased,**

(x) **Kimberly Cowen Ivy, as Trustee of the Trust for the Benefit of Cade Cowen Ivy created under Articles IV of the Last Will and Testament of Robert C. Cowen, deceased,** (collectively, "first party"), the above-described nine (9) trusts being the beneficiaries under the Last Will and Testament of Robert C. Cowen, deceased,

to John Hamilton, as Trustee of the Robert C. Cowen 2013 Revocable Trust u/a/d July 18, 2013, whose address is Post Office Box 1564, Marianna, Florida 32447 ("second party"). (Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations wherever the context so admits or requires.)

W I T N E S S E T H :

That the said first party, for and in consideration of Ten Dollars and other good and valuable consideration in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby bargain, sell, convey, and transfer unto the said second party forever, all of first party's right, title and interest in and to the following described parcels of real property, situate, lying and being in the County of Bay, State of Florida, to wit:

See Exhibit "A" attached hereto and made a part hereof.

AND SUBJECT TO:

1. Ad valorem taxes which may be due now or subsequent hereto.
2. All applicable zoning restrictions.
3. Easements, covenants, restrictions (including but not limited to building restrictions), reservations, rights of way, and set back lines of record.
4. Mineral and mining rights not owned by said first party.

DEED PREPARER WAS NOT ENGAGED TO EXAMINE TITLE AND THEREFORE DOES NOT WARRANT TITLE TO THE ABOVE-DESCRIBED PROPERTY.

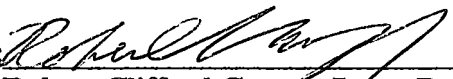
THE PROPERTY CONVEYED BY THIS DEED IS NOT THE HOMESTEAD OF FIRST PARTY.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

The first party makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the first party has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the first party.

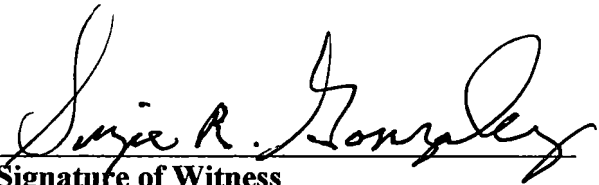
IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

**ESTATE OF ROBERT C. COWEN,
DECEASED**

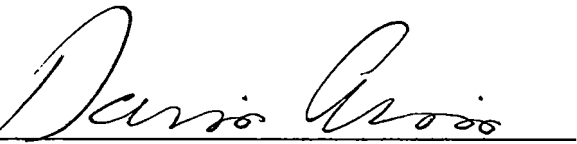
By: 
**Robert Clifford Cowen, Jr., as Personal
Representative of the Estate of Robert C.
Cowen, deceased**

Signed, sealed and delivered in presence of:

Suzie R. Gonzalez
2613 Briarberry Place
Vestavia Hills, AL 35226
Name and Address of Witness

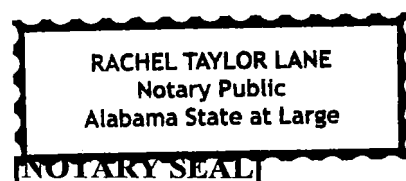

Signature of Witness

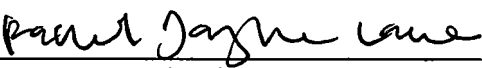
Davis W Ennis
2124 Cahaba Rd. apt. 9
Mountain Brook, AL 35223
Name and Address of Witness


Signature of Witness

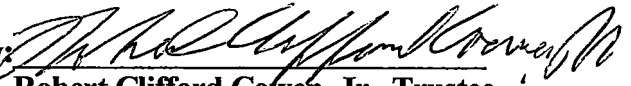
STATE OF Alabama)
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of March, 2025, by **Robert Clifford Cowen, Jr., personal representative of the Estate of Robert C. Cowen, deceased**. He is personally known to me or has produced _____ as identification.




Notary Public Signature
Printed Name: Rachel Taylor Lane
My Commission Expires: 12.05.2028

**TRUST FOR THE BENEFIT OF
ROBERT C. COWEN, III, CREATED
UNDER ARTICLE IV OF THE LAST
WILL AND TESTAMENT OF ROBERT
C. COWEN, DECEASED**


By: 
Robert Clifford Cowen, Jr., Trustee

Signed, sealed and delivered in presence of:

Suzie R. Gonzalez
2613 Briarberry Place
Vestavia Hills, AL 35226
Name and Address of Witness

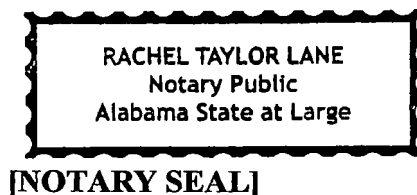

Signature of Witness

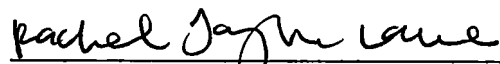
DAVIS W. Ennis
2124 Cahaba Rd. apt. 9
Mountain Brook, AL 35223
Name and Address of Witness


Signature of Witness

STATE OF Alabama)
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 11 day of March, 2025, by **Robert Clifford Cowen, Jr., Trustee of the Trust for the Benefit of Robert C. Cowen III created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased.** He is personally known to me or has produced _____ as identification.



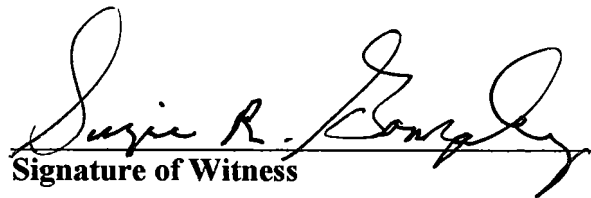

Notary Public Signature
Printed Name: Rachel Taylor Lane
My Commission Expires: 12.05.2028

**TRUST FOR THE BENEFIT OF
CATHERINE COWEN FINE CREATED
UNDER ARTICLE IV OF THE LAST
WILL AND TESTAMENT OF ROBERT
C. COWEN, DECEASED**

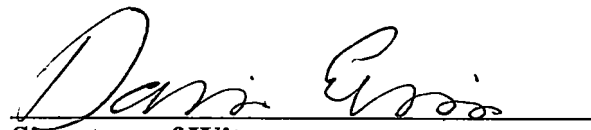
By 
Robert Clifford Cowen, Jr., Trustee

Signed, sealed and delivered in presence of:

Suzie R. Gonzalez
2613 Briarberry Place
Vestavia Hills, AL 35226
Name and Address of Witness

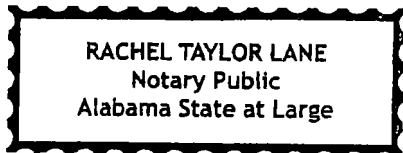

Signature of Witness

Davis W. Ennis
2124 Cahaba Rd. apt. 9
Mountain Brook, AL 35223
Name and Address of Witness



Signature of Witness

STATE OF Alabama)
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 11 day of March, 2025, by **Robert Clifford Cowen, Jr.,**
Trustee of the Trust for the Benefit of Catherine Cowen Fine created under Article IV of the
Last Will and Testament of Robert C. Cowen, deceased. He is personally known to me or has
produced _____ as identification.



[NOTARY SEAL]

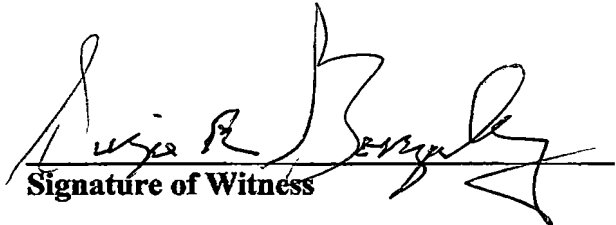

Notary Public Signature
Printed Name: Rachel Taylor Lane
My Commission Expires: 12.05.2028

**TRUST FOR THE BENEFIT OF
ELIZABETH COWEN PALMQUIST
CREATED UNDER ARTICLE IV OF
THE LAST WILL AND TESTAMENT OF
ROBERT C. COWEN, DECEASED**

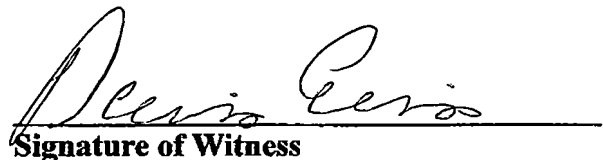
By: 
Robert Clifford Cowen, Jr., Trustee

Signed, sealed and delivered in presence of:

Suzie R Gonzalez
2613 Briarberry Cir.
Vestavia, AL 35226
Name and Address of Witness

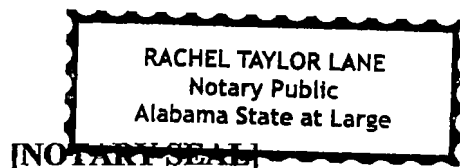

Signature of Witness

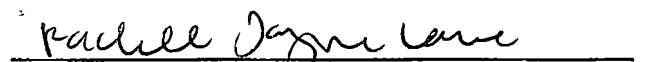
DAVIS ENNIS
2124 CAHABA RD. APT. A
BIRMINGHAM, AL, 35223
Name and Address of Witness


Signature of Witness

STATE OF Alabama)
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 24th day of March, 2025, by **Robert Clifford Cowen, Jr.,**
Trustee of the Trust for the Benefit of Elizabeth Cowen Palmquist created under Article IV of
the Last Will and Testament of Robert C. Cowen, deceased. He is personally known to me or
has produced _____ as identification.




Notary Public Signature
Printed Name: Rachel Taylor Lane
My Commission Expires: 12.05.2028

**TRUST FOR THE BENEFIT OF AMY
ELIZABETH CHITWOOD CREATED
UNDER ARTICLE IV OF THE LAST
WILL AND TESTAMENT OF ROBERT
C. COWEN, DECEASED**

By: Garrison Stephen Cowen
Garrison Stephen Cowen, Trustee

Signed, sealed and delivered in presence of:

Emily Riedel

75 Woodland Villa Dr., Apt. 74

Jasper, AL 35504

Name and Address of Witness

Emily Riedel
Signature of Witness

Kathy Chambless

1365 Hillman Loop

Tomblay, AL 35587

Name and Address of Witness

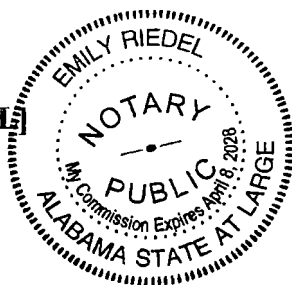
Kathy Chambless
Signature of Witness

STATE OF Alabama)

COUNTY OF Walker)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 12 day of March, 2025, by **Garrison Stephen Cowen,**
Trustee of the Trust for the Benefit of Amy Elizabeth Chitwood created under Article IV of the
Last Will and Testament of Robert C. Cowen, deceased. He is personally known to me or has
produced _____ as identification.

[NOTARY SEAL]



Emily Riedel
Notary Public Signature
Printed Name: Emily Riedel
My Commission Expires: 4/8/28

**TRUST FOR THE BENEFIT OF
GARRISON STEPHEN COWEN, JR.
CREATED UNDER ARTICLE IV OF
THE LAST WILL AND TESTAMENT OF
ROBERT C. COWEN, DECEASED**

By: Garrison Stephen Cowen
Garrison Stephen Cowen, Trustee

Signed, sealed and delivered in presence of:

Emily Riedel

75 Woodland Villa Dr., Apt. 76

Jasper, AL 35504

Name and Address of Witness

Emily Riedel
Signature of Witness

Kathy Chambers

1365 Hilland Loop

Tomball, AL 35587

Name and Address of Witness

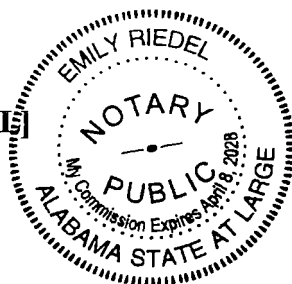
Kathy Chambers
Signature of Witness

STATE OF Alabama)

COUNTY OF Walker)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12 day of March, 2025, by **Garrison Stephen Cowen, Trustee of the Trust for the Benefit of Garrison Stephen Cowen, Jr. created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased.** He is personally known to me or has produced _____ as identification.

[NOTARY SEAL]



Emily Riedel
Notary Public Signature
Printed Name: Emily Riedel
My Commission Expires: 4/8/28

**TRUST FOR THE BENEFIT OF SALLIE
JAKES COWEN CREATED UNDER
ARTICLE IV OF THE LAST WILL AND
TESTAMENT OF ROBERT C. COWEN,
DECEASED**

By: Garrison Stephen Cowen
Garrison Stephen Cowen, Trustee

Signed, sealed and delivered in presence of:

Emily Riedel

75 Woodland Villa Dr., Apt. 76

Jasper, AL 35504

Name and Address of Witness

Emily Riedel
Signature of Witness

Kathy Chambless

1365 Hillcrest Loop

Townley, AL 35581

Name and Address of Witness

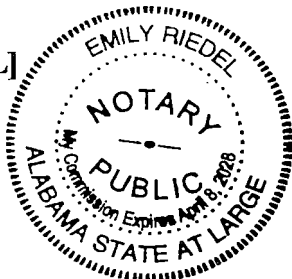
Kathy Chambless
Signature of Witness

STATE OF Alabama)

COUNTY OF Walker)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 12 day of March, 2025, by **Garrison Stephen Cowen,**
Trustee of the Trust for the Benefit of Sally Jakes Cowen created under Article IV of the Last
Will and Testament of Robert C. Cowen, deceased. He is personally known to me or has
produced _____ as identification.

[NOTARY SEAL]



Emily Riedel
Notary Public Signature
Printed Name: Emily Riedel
My Commission Expires: 4/8/28

**TRUST FOR THE BENEFIT OF JEB
SMITH COWEN CREATED UNDER
ARTICLE IV OF THE LAST WILL AND
TESTAMENT OF ROBERT C. COWEN,
DECEASED**

By: Garrison Stephen Cowen
Garrison Stephen Cowen, Trustee

Signed, sealed and delivered in presence of:

Emily Riedel

75 Woodland Villa Dr., Apt. 76

Jasper, AL 35504
Name and Address of Witness

Erin Riedel
Signature of Witness

Kathy Chambers

1365 Hill and Loop

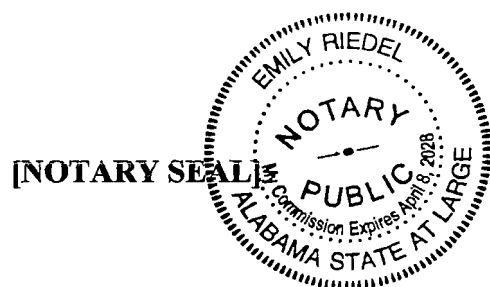
Tomball, AL 35587
Name and Address of Witness

Kathy Chambers
Signature of Witness

STATE OF Alabama)

COUNTY OF Walker)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 12 day of March, 2025, by **Garrison Stephen Cowen,**
Trustee of the Trust for the Benefit of Jeb Smith Cowen created under Article IV of the Last
Will and Testament of Robert C. Cowen, deceased. He is personally known to me or has
produced _____ as identification.



Erin Riedel
Notary Public Signature
Printed Name: Emily Riedel
My Commission Expires: 4/8/28

TRUST FOR THE BENEFIT OF
EDWARD JOSEPH IVY, JR. CREATED
UNDER ARTICLE IV OF THE LAST
WILL AND TESTAMENT OF ROBERT
C. COWEN, DECEASED

By: Kimberly Cowen Ivy
Kimberly Cowen Ivy, Trustee

Signed, sealed and delivered in presence of:

Ben Weiner
696 San Ramon Valley Blvd.
Danville, CA 94526

Name and Address of Witness

Signature of Witness

Desiree Sabalos
696 San Ramon Valley Blvd.
Danville, CA 94526

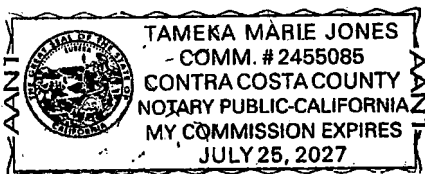
Name and Address of Witness

Signature of Witness

STATE OF California)
)
COUNTY OF Contra Costa)

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 12th day of MARCH, 2025, by **Kimberly Cowen Ivy, Trustee**
of the Trust for the Benefit of Edward Joseph Ivy, Jr. created under Article IV of the Last Will
and Testament of Robert C. Cowen, deceased. She is personally known to me or has produced
California's Driver's License identification.

[NOTARY SEAL]



Tameka Marie Jones
Notary Public Signature
Printed Name: TAMEKA MARIE JONES
My Commission Expires: July 25th, 2027

**TRUST FOR THE BENEFIT OF CADE
COWEN IVY CREATED UNDER
ARTICLE IV OF THE LAST WILL AND
TESTAMENT OF ROBERT C. COWEN,
DECEASED**

By: *Kimberly Cowen Ivy*
Kimberly Cowen Ivy, Trustee

Signed, sealed and delivered in presence of:

Ben Weiner
696 San Ramon Valley Blvd.
Danville CA 94526

Name and Address of Witness

[Signature]

Signature of Witness

Desiree Sabalos
696 San Ramon Valley Blvd.
Danville CA 94526

Name and Address of Witness

[Signature]

Signature of Witness

STATE OF California)
)
COUNTY OF Contra Costa)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 12th day of March, 2025, by **Kimberly Cowen Ivy, Trustee of the Trust for the Benefit of Cade Cowen Ivy created under Article IV of the Last Will and Testament of Robert C. Cowen, deceased.** She is personally known to me or has produced California Driver's License as identification.

[Signature]

Notary Public Signature

Printed Name: TAMEKA MARIE JONES

My Commission Expires: July 25th 2027

[NOTARY SEAL]

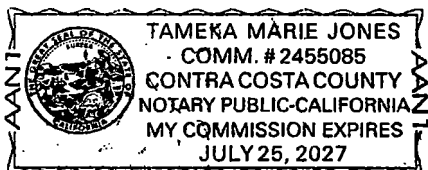


Exhibit "A"

Parcel 1:

Condominium Unit No. 1108 of THE SUMMIT, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 989, Page 1046, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel 2:

Condominium Unit No. 1109 of THE SUMMIT, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 989, Page 1046, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel 3:

Condominium Unit No. 1110 of THE SUMMIT, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 989, Page 1046, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel 4:

Condominium Unit No. 421 of THE SUMMIT, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 989, Page 1046, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel 5:

Condominium Unit No. 422 of THE SUMMIT, a Condominium, all as set forth in the Declaration of Condominium and the exhibits annexed thereto and forming a part thereof, recorded in Official Records Book 989, Page 1046, as amended from time to time, of the Public Records of Bay County, Florida. The above description includes, but is not limited to, all appurtenances to the condominium unit above described, including the undivided interest in the common elements of said condominium.

Parcel 6:

Condominium Unit No. 410 of REGENCY TOWERS, a Condominium, according to the Declaration of Condominium thereof, recorded in Official Records Book 516, Page 267, as amended from time to time, of the Public Records of Bay County, Florida, together with and undivided share in the common elements appurtenant thereto, and together with and subject to the terms, provisions for additions to the common elements and the provisions for the diminution of the undivided interest therein appurtenant to the Condominium Unit hereinbefore described.