This instrument	was	prepared	by:
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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 \_\_\_\_ 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.)

# WITNESSETH:

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 a

and year first above written.	mist party has signed and scared mose presents are day
	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 p. gonzalez 2613 Brianberry Place	
Vestavia thills, at 35226 Name and Address of Witness	Signature of Witness
bavis N Ennis	
2124 cahaba Rd. apt. 9	
Mountain Brook, at 35223 Name and Address of Witness	Signature of Witness
STATE OF <u>alabama</u> ) COUNTY OF <u>letter</u> (m)	
or $\square$ online notarization this $\overline{\sqcup}$ day of $\underline{\sqcup}$	wledged before me by means of physical presence, 2025, by Robert Clifford Cowen, Jr., obert C. Cowen, deceased. He is personally known as identification.
RACHEL TAYLOR LANE Notary Public Alabama State at Large	Notary Public Signature Printed Name: Pachel Taylor Cane My Commission Funives: (100) 200
NOTARY SEAL	My Commission Expires: (2.05.1018

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

Signed, sealed and delivered in presence of:

Hel3 Briar bern Place Vestavia Hills, al 35226

Name and Address of Witness

bavis W. Ennis

424 cababapa.apt.a

Mountain Brook, al 35223

Name and Address of Witness

STATE OF glasama)

COUNTY OF Jefterson)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this \ \ day of warm, 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.

RACHEL TAYLOR LANE **Notary Public** Alabama State at Large

**INOTARY SEAL** 

Signature of Witness

Notary Public Signature
Printed Name: Rachel Taylor Cane

My Commission Expires:

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

By My Money Robert Clifford Cowen, Jr., Trustee

Signed, sealed and delivered in presence of: Vestavia thiss, ac >5226 Name and Address of Witness bavis W. Ehnis 2124 Cahabapd. apt. a mountain Brook, ac 35213 Name and Address of Witness Signature of Witness STATE OF <u>alabama</u> COUNTY OF Jetterson The foregoing instrument was acknowledged before me by means of physical presence or  $\square$  online notarization this \(\) day of \(\) day of \(\) 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. RACHEL TAYLOR LANE Notary Public Signature
Printed Name: fauthel Taylor Law

12. 05. 20.8 **Notary Public** Alabama State at Large My Commission Expires: (>. OS -> [NOTARY SEAL]

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

By Mind Cowen, Jr., Trustee

Signed, sealed and delivered in presence of:	
Suzre R Gonzalez	- λ
2613 Briarberry Cir.	
Vestavia, AL 35226	1 usa R January
Name and Address of Witness	Signature of Witness
DAVIS ENNIS	<u>.</u>
2124 CAHABA RO. APT.	A A
BIRMIN bHAM, AL, 35223	
Name and Address of Witness	Signature of Witness
STATE OF <u>Alabama</u> ) COUNTY OF <u>Jetterson</u> )	
county of Jetterson)	
The foregoing instrument was acknown	wledged before me by means of physical presence
or $\square$ online notarization this $\mathcal{U}^{\uparrow}$ day of $\underline{\vee}$	Nava, 2025, by Robert Clifford Cowen, Jr.,
	abeth Cowen Palmquist created under Article IV of Cowen, deceased. He is personally known to me or
	as identification.
<b>W</b>	·
RACHEL TAYLOR LANE	radill Jame Lane
Notary Public Alabama State at Large	Notary Public Signature Printed Name: packet Taylor Lane
[NOTARY SEAL]	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: 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	Endle
Name and Address of Witness	Signature of Witness
Walley Chian bless	_
1365 Hilland Logo	-
Townley Al 35587	Kushey Christian
Name and Address of Witness	Signature of Witness
STATE OF Alabama ) COUNTY OF Waller )	
or $\square$ online notarization this $\underline{/2}$ day of Trustee of the Trust for the Benefit of Amy	whedged before me by means of physical presence of the physical presenc
produced as i	dentification.

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, Trustee

Signed, sealed and delivered in presence of:	
Emily Riedel	_
75 Woodland Villa Dr., Apt. 76	
	Endline
Name and Address of Witness	Signature of Witness
KAthy Chambless	_
1369 Hillaul heap	
Towney, A1 35587	Theky Charles
Name and Address of Witness	Signature of Witness
STATE OF Alabama ) COUNTY OF Walker )	
	owledged before me by means of physical presence
	March, 2025, by Garrison Stephen Cowen,
	rrison Stephen Cowen, Jr. created under Article IV C. Cowen, deceased. He is personally known to me or
has produced	
[NOTARY SEALS]  NOTARY SEALS]	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: Surum Stephen Cowen, Trustee

Signed, sealed and delivered in presence of:	
Emily Riedel	_
75 Woodland Villa Dr., Apt. 76  Lasper, AL 35504  Name and Address of Witness	Ein Rul
	Signature of Witness
Kathy Chamble 35	_
KAING Chambless	
Townley A1 35587	Jasky Charles
Name and Address of Witness	Signature of Witness
STATE OF <u>Alabana</u> )	
STATE OF <u>Alabana</u> ) COUNTY OF <u>Walker</u> )	
or $\square$ online notarization this $\square$ day of Trustee of the Trust for the Benefit of Sall Will and Testament of Robert C. Cower	wledged before me by means of physical presence March, 2025, by Garrison Stephen Cowen, y Jakes Cowen created under Article IV of the Last 1, deceased. He is personally known to me or has dentification.
[NOTARY SEAL] STATE HOTAPL	Notary Public Signature Printed Name: Twily Riede/ My Commission Expires: 4/8/28
AOTAPL AOTAPLE AOTA	•

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

By: Larrie Stysky Course Garrison Stephen Cowen, Trustee

Signed, sealed and delivered in presence of:	
Emily Riedel	_
75 Woodland Villa Dr., Apr. 70	
Jasper, AL 35504	Eirl Mil
Name and Address of Witness	Signature of Witness
KAHLY Chambless	- -
1365 Hill med Leap Towney At 35587	
Towney 11 35587	West have
Name and Address of Witness	Signature of Witness
STATE OF Alabama ) COUNTY OF Walker )	
COUNTY OF WAIKE?	
The foregoing instrument was ackno	wledged before me by means of physical presence
or □ online notarization this 12 day of	March, 2025, by Garrison Stephen Cowen,
	Smith Cowen created under Article IV of the Last
	n, deceased. He is personally known to me or has
produced as i	
produced as i	dentification.
ANTERNAL Y RIEDEY	Diy Mil
OTARL	Notary Public Signature
40 - 88 III	Printed Name: Emily Riedel
[NOTARY SEAL]	My Commission Expires: 4/9/28
ES CORP. S. A.	.,
MA STATE ALLERS	

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: New Cowy Long Kimberly Cowen Ivy, Trustee

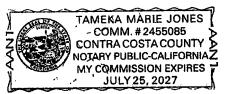
Signed, sealed and delivered in presence of:	
Ben Weiner	
696 San Ragon Valley Blud.	
Danville, CA 94526	
Name and Address of Witness	Signature of Witness
Desirce Sabollus	
696 San Ranon Valley Blud.	0 - 0
Danville, LA 94526	
Name and Address of Witness	Signature of Witness
STATE OF <u>California</u> ) COUNTY OF <u>Contracos</u>	
COUNTY OF CONTACOSIA )	
The foregoing instrument was acknowledg	ed before me by means of ☑ physical presence
or $\square$ online notarization this 12th day of MARCH	, 2025, by Kimberly Cowen Ivy, Trustee
of the Trust for the Benefit of Edward Joseph Ivy	
and Testament of Robert C. Cowen, deceased. S	the is personally known to me or has produced
Visit in a contract of the con	_

Notary Public Signature

My Commission Expires:

Printed Name: WHEKA MARGE JUNES

[NOTARY SEAL]



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

By: Myberly Cown May
Kimberly Cowen Ivy, Trustee

Signed, sealed and delivered in presence of	:
Ben Weiner	
696 San Nanda Valley Di	_ 
DIO Jan Mandy Valley U	<u>-</u> U.
Danville LA 94526	
Name and Address of Witness	Signature of Witness
Desiree Saballus	
696 San Ranon Valley To	_ >)
Jan (and Valley 1)	31 vd.
Danille CA 94516	
Name and Address of Witness	Signature of Witness
	5.8
STATE OF California )	
STATE OF California ) COUNTY OF Contractoria)	
The foregoing instrument was acknown	owledged before me by means of physical presence
or □ online notarization this 12th day of w	, 2025, by Kimberly Cowen Ivy, Trustee
of the Trust for the Benefit of Cade Cowe	n Ivy created under Article IV of the Last Will and
Testament of Robert C. Cowen, decease	d. She is personally known to me or has produced
Calfornia Trivei & License as identificat	ion.
	Mw/k²
	Ur in the
	Notary Public Signature
	Printed Name: TAMERIA MARIE JONES
[NOTARY SEAL]	My Commission Expires: 34 25th 2027
TAMEKA MARIE JONES	ď
COMM. # 2455085	
NOTARY PUBLIC-CALIFORNIAZ	
MY COMMISSION EXPIRES JULY 25, 2027	
006120,2027	

## 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.

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# 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.