

IN THE CIRCUIT COURT FOR PINELLAS COUNTY, FLORIDA

IN RE: ESTATE OF

PROBATE DIVISION

LEONARD BOGDANOS

File No. 21-013025-ES

Division 004

Deceased.

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

Property Appraiser's Parcel Identification Numbers
00172-034-00 and 00172-035-00
Levy County, Florida

UNOFFICIAL COPY

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

The undersigned, Alexander Bogdanos whose post office address is 1866 Beverly Circle N, Clearwater, Florida 33764, as personal representative of the estate of Leonard Bogdanos, deceased, hereby acknowledges that title to the real property located in LEVY COUNTY, FLORIDA owned by the decedent at the time of death, described as follows:

**FULL LEGAL DESCRIPTION ON "SCHEDULE A", ATTACHED HERE TO
AND MADE PART OF and more commonly known as 4160 NW 154 AVE,
CHIEFLAND, FLORIDA 32626**

Property Appraiser's Parcel Identification Numbers: **00172-034-00 and 00172-035-00** (the "Property"), vested in the decedent's Beneficiary, Alexander Bogdanos, as Successor Trustee of the Bogdanos Family Trust dated September 18, 2005, and any amendments thereto, whose address is 1866 Beverly Circle N, Clearwater, Florida 33764 (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 Pinellas County, Florida, Probate Division, in File No. 21-013025-ES, 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 Beneficiaries,

the personal representative hereby releases the Property from all rights and powers of the personal representative and acknowledges that the Property is vested in **Alexander Bogdanos, as Successor Trustee for the Bogdanos Family Trust, dated September 18, 2005**, 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 January, 2024.

Executed in the presence of:

<p><u>Paul Gionis</u> <u>Paul Gionis</u> <u>1299 MAIN ST, STE C, DUNEDIN, FL 34698</u></p>	<p><u>Alexander Bogdanos</u> Alexander Bogdanos As personal representative of the estate of Leonard Bogdanos, deceased</p>
<p><u>Lauren Coy</u> <u>1299 MAIN ST, STE C, DUNEDIN, FL 34698</u></p>	

Witnesses:

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence on JANUARY 17, 2024, by Alexander Bogdanos as personal representative of the estate of Leonard Bogdanos, deceased, who is personally known to me.

Lauren Coy
 Notary Public State of Florida

This instrument prepared by:
 Paul A. Gionis, Esq.
 Attorney at Law
 1299 Main St, Ste C
 Dunedin, Florida 34698

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