

THIS INSTRUMENT PREPARED BY AND RETURN TO:

AAA Title Solutions, Inc.
500 E. Kennedy Boulevard, Third Floor
Tampa, FL 33602

Property Appraisers Parcel Identification (Folio) Numbers:

14-31-16-01702-011-0120

Grantees SS #s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED, made the **21st** day of **December, A.D. 2004** by **Jennifer L. Kaplon, a single woman**, herein called the grantor, to **Ian Van Riemsdyk and Brenda Van Riemsdyk, husband and wife** whose post office address is **2584 16th Avenue North, St. Petersburg, FL 33713**, hereinafter called the Grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in HILLSBOROUGH County, State of Florida, viz:

Lots 12 and 13, Block 11, AVALON SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 6, Page 39, Public Records of Pinellas County, Florida

Subject to easements, restrictions and reservations of record and to taxes for the year 2004 and thereafter.

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the grantor hereby covenants with said grantees that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in the presence of:

Jaime R. Quezon

Witness #1 Signature

JAIME R. QUEZON

Witness #1 Printed Name

Richard Verderilo

Witness #2 Signature

RICHARD VERDERILO

Witness #2 Printed Name

Jennifer L. Kaplon **L.S.**
Jennifer L. Kaplon
2584 16th Avenue North, St. Petersburg, FL 33713

**STATE OF FLORIDA
COUNTY OF HILLSBOROUGH**

The foregoing instrument was acknowledged before me this **21st** day of **December, 2004** by Jennifer L. Kaplon who is personally known to me or has produced _____ as identification.

SEAL

Jaime R. Quezon

Notary Signature

JAIME R. QUEZON

Printed Notary Signature

My Commission Expires:

9/10/05

