

Prepared By and Return to:

Fidelity National Title of Florida, Inc.
1155 Pasadena Avenue Suite B
South Pasadena, FL 33707

File No. FT16-13006956

Property Appraiser's Parcel I.D. (folio) Number(s)
05/31/16/86544/014/0190

Consideration: \$175,000.00

WARRANTY DEED

THIS WARRANTY DEED dated September 12, 2013, by Steven M. Auty, unmarried and Traci Auty, unmarried hereinafter called the grantor, to John T. Fix and Laurie B. Fix, husband and wife, whose post office address is 6042 43rd Terrace North, Kenneth City, FL 33709, hereinafter called the grantee:

(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 \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Pinellas County, Florida, to wit:

Lot 19, Block 14, SUNHAVEN HOMES UNIT THREE, according to the map or plat thereof, as recorded in Plat Book 39, Page(s) 25, of the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

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

TO HAVE AND TO HOLD the same in Fee Simple forever.

AND the grantor hereby covenants with said grantee 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; that the grantor hereby fully 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, 2012.

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:

1. [Signature]
(Witness Signature)

Denise T Rossi
(Print Name of Witness)

2. [Signature]
(Witness Signature)

Carlynn
(Print Name of Witness)

[Signature]
Steven M. Auty
[Signature]
Traci Auty

State of FLORIDA

County of PINELLAS

The foregoing instrument was acknowledged before me this 12 day of SEPTEMBER, 2013, by STEVEN M. AUTY and TRACI AUTY, to me known to be the person(s) described in or who have produced FL DL Licenses as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

Witness my hand and official seal in the County and State last aforesaid this 12 day of SEPTEMBER, 2013.

[Signature]
NOTARY PUBLIC
My Commission Expires:

