

Prepared by and return to:
HERBERT ELLIOTT, ESQ.
1111 RIVERSIDE DRIVE
TARPON SPRINGS, FL 34689

Parcel ID No. 03-27-15-79344-000-0660
Consideration: \$957,500.00

WARRANTY DEED

This Indenture, made this 7th day of April, 2014, between
Robert F. Fitzgerald and Judith G. Fitzgerald, his wife, 1667 Sea Breeze Drive, Tarpon Springs, Florida, 34689,
and

Judith Anne Quigley, as Trustee of the Judith Anne Quigley Living Trust, u/t/d August 13, 2009, as amended,
1667 Sea Breeze Drive, Tarpon Springs, Florida, 34689.

Witnesseth that said Grantors, in consideration of***** Nine Hundred Fifty-Seven Thousand Five Hundred
Dollars ***** have granted, bargained and sold to the said Grantee, her heirs and assigns forever, the following
described land, situate, lying and being in Pinellas County, Florida:

Lot 66 and Southwest 40 feet of Lot 64, SEA BREEZE ISLAND, as recorded
In Plat Book 28, Pages 66-67, public records of Pasco County.

The Trustee is hereby granted all powers set forth under Section 689.071, Florida Statutes, as amended from time
to time, including, without limitation, the power and authority to protect, conserve, convey, sell, lease, encumber,
and otherwise manage and dispose of the real property described herein.

and the said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

In Witness Whereof, the Grantors have hereunto set their hand and seal the day and year first above written.

Signed, sealed, and delivered in our presence:

Witness 1: *Bobby McChes*

Printed: Bobby McChes

Witness 2: *Herb Elliott*

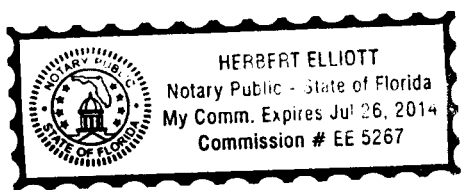
Printed: HERB ELLIOTT

Robert F. Fitzgerald
Robert F. Fitzgerald

Judith G. Fitzgerald
Judith G. Fitzgerald

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 7th day of April, 2014,
by Robert F. Fitzgerald and Judith G. Fitzgerald, who are personally known to me and who did not take an oath.




Herb Elliott
Notary Public
My Commission Expires:

AFFIDAVIT

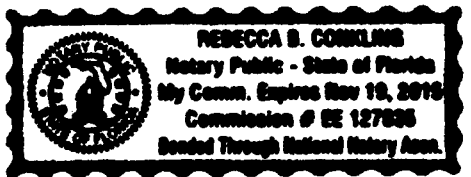
Before me, the undersigned notary public, personally appeared Herbert Elliott, individually and as attorney-in-fact for Judith G. Fitzgerald, f/k/a Judith G. Johnstone, who being duly sworn says:


1. Affiant has been a close friend and attorney for Judith G. Fitzgerald and Robert F. Fitzgerald for over 15 years, and makes this affidavit on his personal knowledge, and pursuant to a telephone conversation with Judith G. Fitzgerald.
2. Robert F. Fitzgerald and Judith G. Fitzgerald have been continuously married since September 24, 2003.
3. At the time of conveyance of the Property described in O.R. Book 9661, Page 153, Pinellas County records, to Judith G. Johnstone on March 27, 1997, said Property was vacant land.
4. Judith G. Fitzgerald f/k/a Judith G. Johnston is not the same person named in federal tax liens recorded in O.R. Book 16565, Page 2563 and O.R. Book 16778, Page 1831, Pinellas County records. Judith G. Fitzgerald never resided at 690 Island Way, Clearwater, Florida. There are no federal tax liens against Judith G. Fitzgerald.

Date: March 31, 2014


Herbert Elliott

Sworn to and subscribed before me on this 31st day of ~~April~~ March, 2014.




Notary Public

Herbert Elliott
Attorney at Law

FLORIDA BAR NUMBER
210528

1111 RIVERSIDE DRIVE
TARPON SPRINGS,
FLORIDA 34689

(727) 937-3607
FACSIMILE (727) 938-3080