

\$216,000.00

Prepared by and return to:

Title & Abstract Agency of America, Inc.  
4590 Ulmerton Rd, Suite 114  
Clearwater, FL 33762

File Number: 15-297171FL

27.00  
1,512.00

(Space Above This Line For Recording Data)

## Warranty Deed

This Warranty Deed made this 9th day of February, 2016, between John T. Fix, unmarried, whose post office address is 319 E 400 S. Williamsport Indiana 47993, and Laurie B. Fix, unmarried, whose post office address is 1221 80<sup>th</sup> Ave N. St. Petersburg, FL 33702, grantors, and Matthew A Dillahunty, unmarried, whose post office address is 6066 107th Avenue North, Pinellas Park, FL 33782, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TWO HUNDRED SIXTEEN THOUSAND AND 00/100 DOLLARS (U.S. \$216,000.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in the 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.**

Parcel Identification Number: 05-31-16-86544-014-0190

**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 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, 2015.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]

Witness Name: Leonard Elton

[Signature]  
John T. Fix

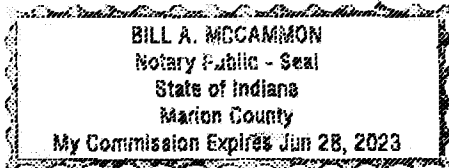
Dawn Cramer

Witness Name: Dawn Cramer

State of Indiana

County of Warren

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of February, 2016, by **John T. Fix, unmarried**, who ( ) is personally known to me or ( ) has produced Drivers License as identification.



[Signature]  
Notary Public  
Printed Name: Bill A. McCammon  
My Commission Expires: 6-28-23

Signed, sealed and delivered in our presence:

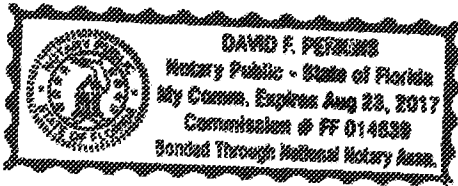
[Signature]  
Witness Name: **David Perkins**

Laurie B. Fix  
Laurie B. Fix

[Signature]  
Witness Name: **James Ivors**

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of February, 2016, by **Laurie B. Fix**, unmarried, who ( ) is personally known to me or (  ) has produced Dr. Marc S. King as identification.



[Signature]  
Notary Public **David Perkins**  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_