

Prepared by and Return to:
Republic Land & Title, Inc.
4175 Woodlands Parkway
Palm Harbor, Florida 34685

File Number: 17-0120 OR
\$ 33,000.00

General Warranty Deed

Made this February 15, 2017 A.D. By **REV. PHILIPPOS PHILIPPOU, and JOANNA PHILIPPOU, husband and wife**, whose post office address is: 64 REVLIS CRESCENT, SCARBOROUGH, ONTARIO CANADA M1V1E9, , hereinafter called the grantor, to **SANDORNE TURCSIK, a single woman**, whose post office address is: 369 3RD ST NW, Largo, Florida 33770, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) 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 Pinellas County, Florida, viz:

Unit No. 24, SHELLEY GARDENS CONDOMINIUM UNIT II, a Condominium, together with an undivided share in the common elements appurtenant thereto, according to the Declaration of Condominium and all its attachments and amendments, as recorded in O.R. Book 2477, Page 229, and as amended in O.R. Book 6956, Page 923, and as recorded in Condominium Plat Book 1, Pages 58-60, of the Public Records of Pinellas County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: **18/29/16/80568/000/0240**

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, 2016.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Barbara J. Keil
Witness Printed Name **Barbara J. Keil**

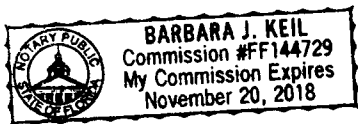
Gabor Geszti
Witness Printed Name **Gabor Geszti**

Rev. Philippos Philippou (Seal)
REV. PHILIPPOS PHILIPPOU
Address: 64 REVLIS CRESCENT, SCARBOROUGH, ONTARIO
CANADA M1V1E9,

Joanna Philippou (Seal)
JOANNA PHILIPPOU
Address: 64 REVLIS CRESCENT, SCARBOROUGH, ONTARIO
CANADA M1V1E9,

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me this February 15, 2017, by REV. PHILIPPOS PHILIPPOU, and JOANNA PHILIPPOU, husband and wife, who is/are personally known to me or who has produced Canada Passport as identification. Canada D.P.



Barbara J. Keil
Notary Public
Print Name: **Barbara J. Keil**
My Commission Expires: 11-20-18