

Prepared by and return to:  
Kerrie A. Frick  
Baxter Title Corporation  
12800 Indian Rocks Road N.  
Largo, Florida 33774

File Number: **PUR-201710-5**

Property Appraiser's ID #: **24/29/15/45324/003/0190**

### WARRANTY DEED

This Warranty Deed is executed this 22 day of **November, 2017**, by **William S. Bellsiano and Debora A. Bellsiano a/k/a Debbie Bellsiano, Husband and Wife, individually and as Successor Co-Trustees of the Theodore J. Plesnarski Living Trust UTD September 17, 2013** ("Grantor") whose post office address is 10959 109th Lane, Largo, FL 33778 to **Larry A. Handy and Barbara L. McConnell, Husband and Wife** ("Grantee") whose post office address is 107 N. Saturn Ave., Clearwater, FL 33755.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

**Witnesseth**, that Grantor, for the sum of \$225,000.00 (TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Pinellas County, Florida**, viz:

**Lot 19, Block C, Keene Acres First Addition, according to the map or plat thereof, as recorded in Plat Book 43, Page(s) 53, of the Public Records of Pinellas County, Florida.**

**THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.**

**This conveyance** is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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**, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

**In Witness Whereof**, Grantor has signed and sealed these presents the day and year above written.

*[signature page to follow]*

Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:  
(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

Melody Hunter  
Signature of Witness 1

Melody Hunter  
Print Name of Witness 1

Kerrie A. Frick  
Signature of Witness 2

KERRIE A. FRICK  
Print Name of Witness 2

William S. Bellsiano  
Signature  
William S. Bellsiano, individually and as Successor  
Co-Trustee

Debora a Bellsiano  
Signature  
Debora A. Bellsiano a/k/a Debbie Bellsiano,  
individually and as Successor Co-Trustee

State of FLORIDA  
County of PINELLAS

The foregoing instrument was acknowledged before me, a Notary Public, this 02 day of **November**, 2017, by **William S. Bellsiano and Debora A. Bellsiano a/k/a Debbie Bellsiano, Husband and Wife, individually and as Successor Co-Trustees of the Theodore J. Plesnarski Living Trust UTD September 17, 2013**, who ( ) was/were personally known to me, or  presented the following identification:

FLORIDA DRIVER'S LIC.

My Commission Expires:



**KERRIE A. FRICK**  
MY COMMISSION # FF 243762  
EXPIRES: August 21, 2019  
Bonded Thru Budget Notary Services

Kerrie A. Frick  
Signature of Notary