

Prepared by:
LaShelle Dorsey
Zillow Closing Services, LLC
3 Ravinia Drive NE
Atlanta, GA 30346

Return to:
ZILLOW CLOSING SERVICES – POST CLOSING
9001 Cypress Waters Blvd, Suite 3-B
Coppell, TX 75019-4786

Property Appraiser's Parcel ID #:
36-28-15-33174-000-4120
File Number: 2101-FL-110589
Consideration: \$230,000.00

SPECIAL WARRANTY DEED

This **Special Warranty Deed** dated February 17, 2021 by and between **SPH Property Two, LLC, A Delaware Limited Liability Company**, whose post office address is: 4343 N. Scottsdale Road, Suite 390 Scottsdale, AZ 85251, hereinafter called the grantor, to **Tony Don, an unmarried person, and Mengxian Chen, an unmarried person** whose post office address is: 2082 Santiago Way N, Clearwater, FL 33763, 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 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:

See Attached Exhibit A

This conveyance is subject only to covenants, conditions, restrictions, reservations, limitations, easements, rights-of-way, encumbrances, liens, liabilities, and other matters as may appear of record, if any; taxes and assessments for the year 2019 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any, all matters that would be disclosed by an accurate ATLA/ACSM survey or physical inspection of the property.

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.

See page two (2) for signatures and Notary Acknowledgement.

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

[Handwritten Signature]

SPH Property Two, LLC, A Delaware Limited Liability Company

Signed, sealed and delivered to all Grantors in the presence of:

[Handwritten Signature]
Signature of Witness 1

[Handwritten Signature]
Signature of Witness 2

Chanelle Barnes
Printed Name of Witness 1

WILLIAM DEMPSEY
Printed Name of Witness 2

State of ~~Atlanta~~ ^{GA} Georgia

)

County of Winnett

SS

)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of Feb, 2021 by:

[Handwritten Signature]
Grantor Name

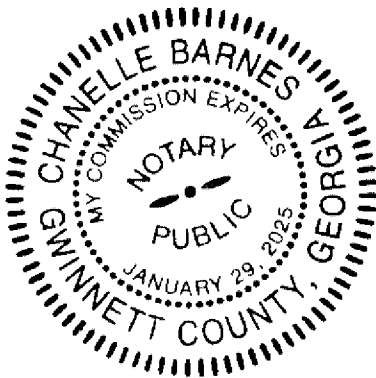
Either personally known, or

Produced ID: _____
ID Type

Grantor Name

Either personally known, or

Produced ID: _____
ID Type



Notary Public

Chanelle Barnes
Printed Name

My commission expires: 1/29/2025

Exhibit A
Legal Description

Lot 412, Greenbriar, according to the map or plat thereof, as recorded in Plat Book 61, Page 107, of the public records of Pinellas County, Florida.

Parcel ID No: 36-28-15-33174-000-4120,

For information purposes only: 2175 Indigo Drive, Clearwater, FL 33763