

Prepared by and return to:
Keri Wimberger

Gasdick Stanton Early, P.A.
1601 W. Colonial Drive
Orlando, FL 32804
407-423-5203
File Number: 5832.56807

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Special Warranty Deed

This Special Warranty Deed made this 26th day of July, 2021 between **Catamount Properties 2018, LLC, a Delaware limited liability company** whose post office address is **2015 Manhattan Beach Blvd, Ste 100, Redondo Beach, CA 90278**, Grantor, and **Robert A Smith and Sylvana Smith, husband and wife** whose post office address is **1650 Eden Ct, Clearwater, FL 33756**, 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 Four Hundred Sixty-Five Thousand and 00/100 Dollars (\$465,000.00) 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 and by these presents does hereby grant, bargain and sell to the said grantee, the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

Lot 9, EDEN COURT, according to the plat thereof as recorded in Plat Book 64, Page 88, of the Public Records of Pinellas County, Florida.

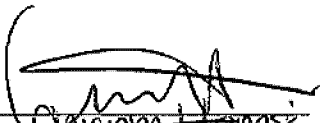
Parcel Identification Number: 23-29-15-24291-000-0090

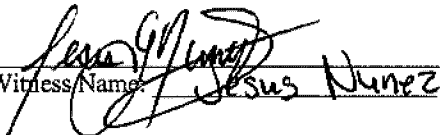
To Have and to Hold, the above granted and bargained Property unto the Grantee, its successors and assigns, in fee simple forever.

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 claiming by, through, or under Grantor.

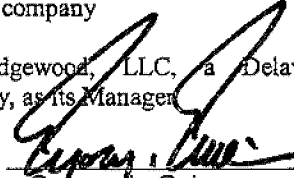
In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of the following witnesses:


Witness Name: Glenn Harris


Witness Name: Jesus Nunez

Catamount Properties 2018, LLC, a Delaware limited liability company

By:  Wedgewood, LLC, a Delaware limited liability company, as its Manager

By: 
Name Gregory L. Geiser
Title: President

(Corporate Seal)

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CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

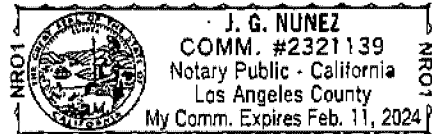
On July 21, 2021 before me, J.G. Nunez, a Notary Public
(here insert name and title of the officer)

personally appeared Gregory L Geiser

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature *[Handwritten Signature]*

(Seal)

Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of _____

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-Fact
- Corporate Officer(s) _____
Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Additional Signer(s) Signer(s) Thumbprint(s)
