

Prepared by:
Haley Mesick
Security Title Company
791-A San Christopher Dr.
Dunedin, Florida 34698

File Number: 21297

General Warranty Deed

Made this September 13, 2021 A.D. By **John G. Kibler and Kimberly S. Kibler**, hereinafter called the grantor, to **Suzanne Bickford and Todd Bickford, wife and husband**, whose post office address is: 2815 Sherbrooke Ln #A, Palm Harbor, FL 34684, 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 A, Building 61 of HIGHLAND LAKES CONDOMINIUM VIII, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4648, Page(s) 1770 through 1820, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to restrictions, reservations and easements of record and real estate taxes for the year 2021 and subsequent years. 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: 06-28-16-38882-061-0010

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, 2020.

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:

[Signature]
Witness Printed Name: Kimberly Schrader

[Signature]
Witness Printed Name: Jeani Howell

[Signature]
John G. Kibler
Address: 1011 Miller Street, Washington, IL 61571

[Signature]
Kimberly S. Kibler by John G. Kibler, Attorney in Fact
Address: 1470 Fulton Street Apt 6, San Francisco, CA 94117

State of Illinois
County of Tazewell

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 13th day of September, 2021, by John G. Kibler, Individually and as Attorney in Fact for Kimberly S. Kibler, who is personally known to me or who has produced Driver License as identification.

[Signature]
Notary Public
Print Name: Sara Clark
My Commission Expires: 11-19-2024

