

Prepared by and return to:
Jenny Martinez
TITLE INSURORS OF FLORIDA
150 2nd Avenue North, Suite 510
St. Petersburg, Florida 33701
File Number: CPR-21-0426
Documentary Stamps: 6,692.00

General Warranty Deed

Made this 11th day of November, 2021 A.D. By **Melinda Phillips, a single woman and Jean Nachand, a single woman**, whose address is: 125 Loma Lane, San Clemente, California 92672, hereinafter called the grantor, to **Joseph John LoPresti and Jaclyn Rachel LoPresti, husband and wife**, whose post office address is: 545 19th Avenue NE, St. Petersburg, Florida 33704, 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:

Lot 11, Block 44, SNELL & HAMLETT'S NORTH SHORE ADDITION, a subdivision according to the plat thereof recorded in Plat Book 3, Page 1, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 17/31/17/83219/044/0110

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, 2021.

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:

Kathryn Krayer Zimring
Witness Printed Name Kathryn Krayer Zimring

Melinda Phillips (Seal)
Melinda Phillips

Jenny Martinez
Witness Printed Name Jenny Martinez

Jean Nachand (Seal)
Jean Nachand

State of Florida
County of Pinellas

The Foregoing instrument was acknowledged before me by means of physical presence or online notarization, this November 11, 2021, by Melinda Phillips and Jean Nachand, who is/are personally known to me or who has produced FLDL as identification.

Jenny Martinez
Notary Public
Print Name: _____
My Commission Expires: _____

