

This instrument was prepared by:
PLEASE RETURN TO:
Pedro W. Rodriguez, P.A.
607 W. Dr. Martin Luther King Jr. Blvd.
Tampa, FL 33603
Parcel Identification No: 15/29/15/45576/000/0060

SPECIAL WARRANTY DEED *including Declaration of Trust*

This Indenture, made this 15 day of October 2021, Between Kenneth Robinson, a single man, conveying title, whose post office address is 112 N. Betty Lane, Clearwater, FL 33755, (hereinafter "Grantor(s)*"), and ALBERTO SUAREZ and GRACINE SUAREZ, Co-trustees (hereinafter "Grantee(s)*"), of The 112 North Betty Lane, Clearwater, FL 33755 Land Trust (hereinafter the "Trust"), and created on 12th day of October 2021 whose post office address is 941 West Cimmeron Drive, Tampa, Florida 33603.

Witnesseth that said Grantor(s), for and in consideration of the sum of Ten Dollars, (\$10.00) and other good and valuable consideration to said Grantor(s) in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold or otherwise transferred to the said Grantee(s), the following described land, situate, lying and being in the following county, to-wit:

Lot 6, KELLETT SUBDIVISION, according to the plat thereof, as recorded in Plat Book 11, Page 24, of the Public Records of Pinellas County, Florida

And, said Grantor(s) hereby covenant with the Grantee(s) that, except as above noted, that at the time of the delivery of this deed the premises were owned fee simple by Grantor(s), and that Grantor(s) will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under Grantor(s), but against none other.

Grantee(s) have the power and authority to protect, to conserve, to sell, to lease, to encumber, or otherwise to manage and dispose of the real property and otherwise act on behalf of the aforesaid Trust including those powers as afforded by virtue of Section 689.107 Florida Statutes and Grantee(s) hereby make the following declaration of trust.

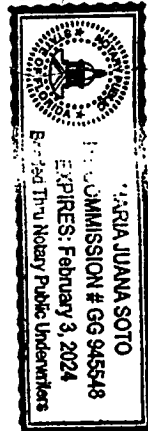
DECLARATION OF TRUST: Grantor(s) hereby declare under the penalty of perjury that the aforesaid Trust has been created by the Grantee and that they are the settlors of the same, and that by virtue of this instrument and the Trust said Grantee(s) are vested with the powers therein.

*"Grantor(s)" and "Grantee(s)" are used for singular or plural, as context requires.

In Witness Whereof, Grantor(s) has hereunto set Grantor(s)' hand and seal the day and year first above written. Signed, sealed, and delivered in our presence:

Christine Sierra
(First Witness)
Printed name: CHRISTINE SIERRA
Anthony Hoffman
(Second Witness)
Printed Name: Anthony Hoffman

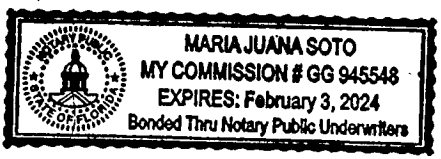
Kenneth Robinson (Seal)
Grantor: Kenneth Robinson
Alberto Suarez (Seal)
Grantee: Alberto Suarez, Trustee
Gracine D. Suarez (Seal)
Grantee: Gracine D. Suarez, Trustee



STATE OF Florida
COUNTY OF Hillsborough

THE FOREGOING INSTRUMENT was acknowledged before me this 15 day of October, 2021, by Kenneth Robinson, Alberto Suarez, and Gracine D. Suarez, who are personally known to me or who has (have) produced a FL ID (s) as identification.

(SEAL)



Maria Juana Soto
Notary Public Maria Juana Soto
Printed Name:
My Commission Expires: 2/3/24