

Prepared by and return to:

David E. Platte, Esquire
TRASK DAIGNEAULT, LLP
1001 S. Fort Harrison Avenue, Suite 201
Clearwater, Florida 33756

File Number: 21-RE-1756
Consideration: \$335,000.00

WARRANTY DEED

THIS INDENTURE is made on the 30th day of November, 2021, by **M. Shamgar a/k/a Mordechai Shamgar**, a married man, whose post office address is 111 Shderot Ha’Nassi Boulevard, Unit 16A, Haifa, Israel 34641 (hereinafter referred to as “Grantor”), to **Gabriele Colsant**, an unmarried woman, whose post office address is 400 Island Way, Unit 1110, Clearwater, Florida 33767 (hereinafter referred to as “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 Grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, and Grantee’s heirs and assigns forever, the following described land, situated, lying and being in Pinellas County, Florida, to wit:

Unit No. 1110 of STARBOARD TOWER, CLIPPER COVE CONDOMINIUM, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 4768, Page 1393, and all exhibits and amendments thereto, and according to the map or plat thereof recorded in Condominium Plat Book 31, Page 1, and all amendments thereto, all of the Public Records of Pinellas County, Florida; together with an undivided share or interest in the common elements appurtenant thereto.

Parcel Identification No.: 08-29-15-85159-000-1110

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 Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that 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 restrictions, easements and reservations of record and taxes accruing subsequent to December 31, 2021.

Grantor hereby represents and warrants that at the time of this conveyance the property herein conveyed does not constitute the homestead of Grantor under the laws and constitution of the State of Florida, nor is the subject property the homestead of Grantor's spouse, and the subject property is not contiguous to the homestead of Grantor or his spouse.

RC

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal on the day and year first above written.

Signed, sealed and delivered in our presence.


[Signature]
Witness Name: Shmuel Shani

[Signature]
M. Shamgar
a/k/a Mordechai Shamgar

[Signature]
Witness Name: * SEBAL JOSEPH

COUNTRY OF ISRAEL
STATE OF ISRAEL
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 30 day of November, 2021, by M. Shamgar a/k/a Mordechai Shamgar. He ~~[]~~ is personally known to me or [] has produced ISRAELI passport as identification.

[Signature]
NOTARY PUBLIC


Serial No. 401/2021
(Form Number. 1)

AUTHENTICATION OF SIGNATURE

I, the undersigned, **Shmuel Shani** Notary holding license no. 2032899, hereby certify that on **November 30, 2021** appeared before me at **Haifa Israel**

Mr. Mordechai Shamgar whose identity has been proven to me by **Israeli passport** number **21213088** issued on **15/08/2013**

And I am convinced that the person standing before me understood fully the significance of the action and voluntarily signed the attached documents marked with the letters **A, B, C**.

In witness whereof, I hereby authenticate the signature of **Mr. Mordechai Shamgar** by my own signature and seal this **day November 30, 2021**

מספר סידורי: 401/2021
(טופס מספר 1)

אימות חתימה

אני החתום מטה **שמואל שני** נוטריון בעל רישיון מספר **2032899** מאשר כי ביום **30/11/2021** ניצב לפניי במען יפה נוף **111 חיפה**.

מר **מרדכי שמגר** שזהותו הוכחה לי על פי **דרכון ישראלי** מספר **21213088** שהונפק ביום **15/08/2013**

ושוכנעתי כי הניצב בפניי הבין הבנה מלאה את משמעות הפעולה וחתם מרצונו החופשי על המסמכים המצורפים ומסומנים **A B C**.

לראיה אני מאמת את חתימתם של מר **מרדכי שמגר** בחתימת ידי ובחותמי, היום **30/11/2021**

שכר נוטריון בסך **1802** ₪ + מע"מ
(שולם עבור 3 מקור + 6 עותק + חלק יחסי מעון החותם 2 ש)

SIGNATURE:

חתימה:

NOTARY'S SEAL:



חותם הנוטריון: