

Prepared by and Return to:
Dominique Connell
Executive Title Services of Florida, Inc
5419 Main Street
New Port Richey, FL 34652
as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s): 14-27-15-96919-000-0610
File No.: 2022-2846

WARRANTY DEED

This Warranty Deed Made this 31st day of March, 2022 by **David S. McCulloch and Amelia B. McCulloch, husband and wife** hereinafter called the grantor, whose post office address is: 28 Sweetsman Dr., Dundas, Ontario L9H7N6,

to: **Artun Doumanian and Valentina Doumanian, husband and wife** whose post office address is: 920 Westwinds Boulevard, Tarpon Springs, FL 34689 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$550,000.00 Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Pinellas County, Florida, viz:

Lot 61, WESTWINDS PHASE I, a subdivision according to the plat thereof recorded in Plat Book 108, Page 36, of the Public Records of Pinellas County, Florida.

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 12/31/2021, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

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

Signed, Sealed and Delivered in Our Presence:

[Signature]
Witness #1

ANTHONY SMALL
Witness #1 Printed Name

MR FAT
Witness #2

MICHAEL DE FABRIZIO
Witness #2 Printed Name

David S. McCulloch
David S. McCulloch

Amelia B. McCulloch
Amelia B. McCulloch

? PROVINCE My ONTARIO
COUNTRY MD CANADA

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 29th day of March, 2022, by David S. McCulloch and Amelia B. McCulloch.

MR FAT
Signature of Notary Public
Print, Type/Stamp Name of Notary

Michael De Fabrizio
Barrister & Solicitor
Notary Public and Commissioner of Oaths
in and for the Province of Ontario.
My commission is of unlimited duration.
No legal advice given.

Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: DRIVER'S LICENCES

Walk-in Notary
200-4145 North Service Road
Burlington, ON., L7L 6A3
905-336-8972
www.melinotary.com