

**Prepared by and Return To:**  
Johnathan Thompson  
Fidelity National Title of Florida, Inc.  
333 3rd Ave N, #500C  
St. Petersburg, FL 33701

**Order No.:** FTPA22-120192

\$1,269,000.00

APN/Parcel ID(s): 02/30/16/01730/012/1235

### WARRANTY DEED

THIS WARRANTY DEED dated April 21, 2022, by Brock Rydell, a single person, hereinafter called the grantor, to Peter Paul Stalik, a married person, whose post office address is 1116 Blackbeard Dr, Stafford, VA 22554, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Unit 1235, Building 12, of Audubon Condominium at Feather Sound, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 13652, Page(s) 1025, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

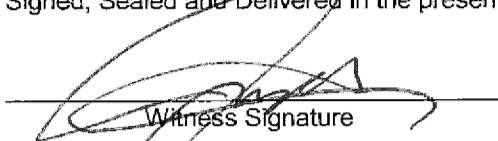
TO HAVE AND TO HOLD the same in Fee Simple forever.

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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

  
\_\_\_\_\_  
Witness Signature

  
\_\_\_\_\_  
Brock Rydell

Johnathan W. Thompson  
Print Name

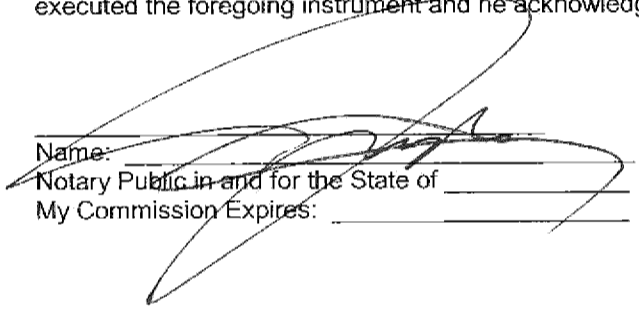
Address: 10314 Carrol Shores Place  
Tampa, FL 33612

  
\_\_\_\_\_  
Witness Signature

Jacqueline Unstutter  
Print Name

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of April, 2022 by Brock Rydell, a single person, to me known to be the person(s) described in or who has/have produced Admission as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

  
\_\_\_\_\_  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

