

PREPARED BY & RETURN TO:

Name: GreenLeaf Title, LLC
Address: 7601 38th Avenue N.
St. Petersburg, Florida 33710
File No. 22-0430LG

Parcel No.: 26-28-15-23508-000-0760
Consideration \$175,000.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 22 day of June, 2022, by LYNN E. FAVREAU, hereinafter called the Grantor, to **UNIQUE STAY TAMPA BAY LLC**, having its principal place of business at 147 Talley Drive, Palm Harbor, FL 34684, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situated in County of Pinellas, State of Florida, viz:

Lot 76, less the Westerly 10 feet thereof, Dunedin Pines, according to the plat thereof as recorded in Plat Book 15, Page 59, Public Records of Pinellas County, Florida.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO TAXES FOR THE YEAR 2021 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

SUBJECT PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR NOR IS IT CONTIGUOUS TO SUCH.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and 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 the presence of:

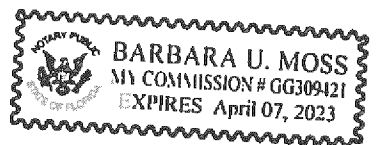
[Signature]
Witness Signature
Printed Name: EDUARDO M. URBANE

[Signature] L.S.
Name: Lynn Favreau
Address: 4925 Pelican Dr., New Port Richey, FL 34652

[Signature]
Witness Signature
Printed Name: BARBARA MOSS

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 22 day of June, 2022, by Lynn E. Favreau, who is personally known to me or who has produced DRIVERS LICENSE as identification.



[Signature]
Signature of Notary
Printed Name: BARBARA MOSS
My commission expires: 4.7.23