

Prepared By and Return To:

Star Title Partners of Palm Harbor, LLC
30522 US Highway 19 N, Suite 101
Palm Harbor, FL 34684

Order No.: PH23-0014

Property Appraiser's Parcel I.D. (folio) Number:
22-29-15-22968-000-0060

WARRANTY DEED

THIS WARRANTY DEED dated February 13, 2023, by Leahrae Arend, a single woman, whose post office address is 508 S. Eufaula Avenue, Coweta, Oklahoma 74429 (the "Grantor"), to Vanessa Rose Lira-Crabtree and Juan Rafael Rodriguez, a married couple, whose post office address is 1149 Queen Street, Clearwater, Florida, 33756 (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 Three Hundred Seventy-Five Thousand And No/100 Dollars (\$375,000.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Pinellas, State of Florida, viz:

The South 100 feet of the North 115 feet of the West 60 feet of the East 180 feet of Lot 6, of A.H. Duncan Sub of Clara E. Duncan Subdivision of the E 1/2 of the NE 1/4 of the SW 1/4 of Section 22, Township 29 South, Range 15 East, according to the plat thereof, as recorded in Plat Book 5, Page 26, of the Public Records of Pinellas County, Florida.

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

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: 2023.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Leahrae Arend
Leahrae Arend, AKA Leahrae Arrend

Grantor Address:
508 S. Eufaula Avenue
Coweta, OK 74429

Signed, sealed and delivered in presence of:

MA
Witness Signature

Makenna Hunter
Printed Name of First Witness

SH
Witness Signature

Shera O'neal

Printed Name of Second Witness

STATE OF FLORIDA

COUNTY OF PINELLAS

I, Makenna Hunter a Notary Public, do hereby certify that the foregoing instrument was sworn to or affirmed, subscribed, and acknowledged before me by means of physical presence or online notarization by Leahrae Arend, a single woman who personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 13th day of February, 2023.

MA
Notary Public

My Commission Expires:

(SEAL)

