

Prepared by and Return to:
Maria Dellis
Genisy Title, Inc.
5680 Roosevelt Blvd
Clearwater, Florida 33760
File Number: 23-02034
Consideration: \$280,000.00

Special Warranty Deed

This Special Warranty Deed is made this 20th day of April, 2023 By **Candace Ely, an unmarried woman**, whose address is: P.O. Box 3, Cape Neddick, Maine 03902, hereinafter called the grantor, to **WinWay Homes, LLC, a Florida limited liability company**, whose post office address is: 1135 Pasadena Ave S, #239, South Pasadena, Florida 33707, hereinafter called the grantee:

(Whenever used herein the term "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)

Witneseth, that Grantor, for the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Tract D, less the North 8 feet thereof, Oak Terrace, according to the map or plat thereof, as recorded in Plat Book 35, Page(s) 21, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 33-31-16-63558-000-0040

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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 to warrant and defend the title to the land hereby conveyed from any and all lawful claims which arise by, through or under Grantor, but against no others, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, Grantor has signed and sealed these presents the day and year above written.

Signed, sealed and delivered in our presence:

Hayley Boyle
Signature of Witness 1
Print Name of Witness 1 Hayley Boyle

Candace Ely (Seal)
Candace Ely
Address: P.O. Box 3, Cape Neddick, Maine 03902

Derek Pate
Signature of Witness 2
Print Name of Witness 2 Derek Pate

State of Maine

County of York

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, a Notary Public, this 13th day of April, 2023, by Candace Ely, who was/were personally known to me or who has produced ME Driver's License as identification.

Carrie L Tracy
Notary Public
Print Name: Carrie L Tracy
My Commission Expires: 05-14-2029

