

Prepared by and Return To:
Elizabeth Chadwell
Fidelity National Title of Florida, Inc.
3401 4th Street N
St. Petersburg, FL 33704

Order No.: FTPA23-130414

APN/Parcel ID(s): 14/31/16/01818/000/0180

WARRANTY DEED

THIS WARRANTY DEED made and executed April 15, 2023, by The Prairie Rose Group LLC, a Florida limited liability company, and having its principal place of business at 1840 Market St, 618, Denver, CO 80202, hereinafter called the grantor, to Jason Rosenberg and Navili Sandoval, husband and wife, whose post office address is 20332 Brandermill Dr, Germantown, MD 20876, hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to the instrument and the heirs, legal representative 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, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situated in the County of Pinellas, State of Florida, to wit:

Lot 18, Avalon No. 3, according to the map or plat thereof, as recorded in Plat Book 9, Page(s) 36, of 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.

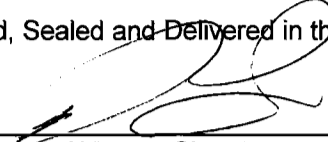
TO HAVE AND TO HOLD the same in Fee Simple forever.

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, 2022.

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

Tan Lally

Print Name

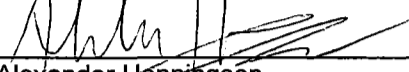


Witness Signature

NADIM S. KHAN

Print Name

The Prairie Rose Group LLC, a Florida limited liability company

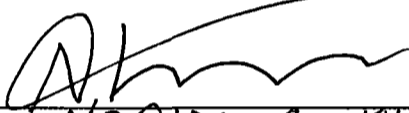


Alexander Henningsen
Authorized Member

Address: 1840 Market St, 618
Denver, CO 80202

State of Colorado
County of DENVER

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of April, 2023, by Alexander Henningsen as authorized member of The Prairie Rose Group, LLC, to me known to be the person(s) described in or who has/have produced CO DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



Name: NADIM S. KHAN
Notary Public in and for the State of CO
My Commission Expires: 06/24/24

NADIM S. KHAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID: 20204022074
MY COMMISSION EXPIRES JUNE 24, 2024