

Prepared by:
Beth Blackwelder
Trust Title Solutions, Ltd.
34770 US Highway 19 N.
Palm Harbor, Florida 34684

File Number: TT23067

General Warranty Deed

Made this August 1, 2023 A.D. By **RICHARD A. BRESLIN and JENNIFER K. BRESLIN, husband and wife and as Co-Trustees of The RICHARD AND JENNIFER BRESLIN REVOCABLE TRUST, dated August 4, 2021**, hereinafter called the grantor, to **CHRISTOPHER GERMANO**, whose post office address is: 33 Harbor Way, Palm Harbor, Florida 34684, 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)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$145,000.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

Lot 30, Block J, LAKE TARPON MOBILE HOME VILLAGE UNIT THREE, according to the map or plat thereof, recorded in Plat Book 64, Page(s) 33, of the Public Records of Pinellas County, Florida. TOGETHER with 1970 mobile home VIN Numbers 11376A and 11376B, Mobile Home Title No. 4075340 and 4075341

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.

Parcel ID Number: 29-27-16-48822-010-0300


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 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, 2023.

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

Signed, sealed and delivered in our presence:




Witness Printed Name Shelly A. Ridgely

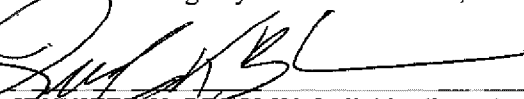
45 Harbor Way
Palm Harbor, FL 34684

Witness Printed Name ELIZABETH L. BLACKWELDER

State of Florida
County of Pinellas

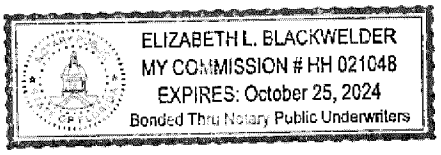
 (Seal)

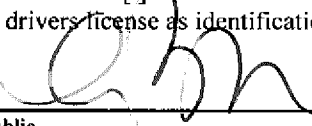
RICHARD A. BRESLIN, Individually and as Co-Trustee
Address: 2701 Regency Oaks Bv. Un N304, Clearwater, FL 33759

 (Seal)

JENNIFER K. BRESLIN, Individually and as Co-Trustee
Address: 2701 Regency Oaks Bv. Un N304, Clearwater, FL 33759

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1st day of August, 2023, by RICHARD A. BRESLIN and JENNIFER K. BRESLIN, who produced drivers license as identification.





Notary Public
Print Name: _____
My Commission Expires: _____