

Prepared by and return to:

Matthew G. Palentchar, Esq.
Matthew G. Palentchar, PLLC
2253 Central Ave, Unit 106
St. Petersburg, FL 33713
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File No 2023-131
Consideration \$630,000.00

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 4th day of September, 2023 between **FREDERICK W. DAVIS and MILDRED A. DAVIS, individually as husband and wife, and as Trustees of THE FREDERICK W. DAVIS AND MILDRED A. DAVIS TRUST dated July 16, 2007 as amended and restated January 25, 2021**, whose post office address is **6665 12th Avenue North, St. Petersburg, FL 33710**, of the County of Pinellas, State of Florida, Grantor, to **SOEREN DAVID PFADT, an unmarried man, and COLIN MICHAEL WALSH, an unmarried man, as joint tenants with right of survivorship**, whose post office address is **6665 12th Avenue North, St. Petersburg, FL 33710**, of the County of Pinellas, State of Florida, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Lot 16, Block 8, EAGLE MANOR FIRST ADDITION, according to the map or plat thereof, as recorded in Plat Book 51, Page 45, of the Public Records of Pinellas County, Florida.

This property is the homestead of the grantors.

PIN 18-31-16-23670-008-0160

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

William J. Thomas
WITNESS
PRINT NAME: WILLIAM J. THOMAS

Karina Bakalyar
WITNESS
PRINT NAME: Karina Bakalyar

THE FREDERICK W. DAVIS AND MILDRED A. DAVIS TRUST dated January 25, 2021

By: [Signature]
FREDERICK W. DAVIS, Trustee

By: Mildred A. Davis
MILDRED A. DAVIS, Trustee

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 4th day of September, 2023, by FREDERICK W. DAVIS and MILDRED A. DAVIS, Trustees of THE FREDERICK W. DAVIS AND MILDRED A. DAVIS TRUST dated January 25, 2021.

Karina Bakalyar
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers License

