

Prepared by and Return To:
Cynthia Archer
Fidelity National Title of Florida, Inc.
2814 W. Bay Drive
Belleair Bluffs, FL 33770

Order No.: FTPA23-134599

APN/Parcel ID(s): 36/30/15/27951/000/3040

WARRANTY DEED

THIS WARRANTY DEED dated September 11, 2023, by Neim Muso and M & N Focused Remodeling LLC, a Florida Limited Liability Company, hereinafter called the grantor, to Jayne Kerksmar Jahn, a single person, whose post office address is 5623 80th St N, #304, Saint Petersburg, FL 33709, hereinafter called 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 Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Unit 304, Georgetown Building, of Five Towns of St. Petersburg, No. 306, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4212, Page(s) 575, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

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

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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

C GARCIA

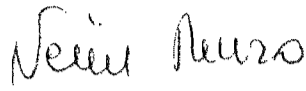
Print Name



Witness Signature

Barbara Mellini

Print Name



Neim Muso

M & N Focused Remodeling LLC, a Florida Limited Liability Company

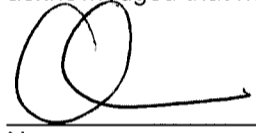
BY: 

Ervis Muso, its Manager

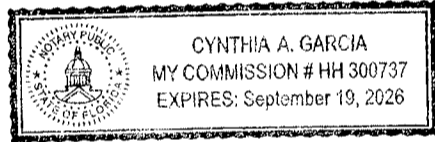
Address: 505 Creekview Court
Largo, FL 33770

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of September, 2023 by Neim Muso and Ervis Muso, Manager of M & N Focused Remodeling, LLC, to me known to be the person(s) described in or who has/have produced DR LICENSES as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.



Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____



DeSantis Community Management, LLC

2931 Macalpin Dr S, Palm Harbor FL 34684

727-440-5225

**Five Towns of St. Petersburg, No. 306, Inc. (GEORGETOWN)
CERTIFICATE OF APPROVAL**

Certificate of Approval for Sale and Transfer

Pursuant to the Declaration of Condominium of Five Towns of St. Petersburg, No 306, Inc. Condominium Association, Inc. (Georgetown), A Florida corporation not for profit ("Association"), the Board of Directors of the Association have approved the transfer of the condominium unit # 304 to Jayne Jahn
And (if more than one owner) to _____
in accordance with the requirements of the Declaration of the Condominium. In witness whereof, we have hereunder set our hand and seal this 7th day of September 2023. Five Towns of St. Petersburg, No. 306., Inc., a condominium, and Florida Corporation not for profit.

By: [Signature]
(President)

By: [Signature] 9/7/23
(Secretary)