

Return to:

Name: Platinum National Title, LLC
Address: 28163 US Highway 19 North
Suite 100
Clearwater, FL 33761

This instrument prepared by: KJ Barras
Platinum National Title, LLC
28163 US Highway 19 North
Suite 100
Clearwater, FL 33761

as a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.
File No.: 2023-620

WARRANTY DEED

This Warranty Deed Made this 15th day of September, 2023 by **Amy Elizabeth Dominguez f/k/a Amy Elizabeth Plunk**, Married, joined by her spouse **Angel Esteban Dominguez, Jr.**, hereinafter called the grantor, whose post office address is: 809 HIGHVIEW DR, Palm Harbor, FL 34683

to: **KEVIN GETCHELL and HEATHER DERIJKE, Husband and Wife**, whose post office address is: 1511 DOUGLAS AVE, Dunedin, FL 34698 hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of \$10.00 Dollars, 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 situated in Pinellas County, Florida, viz:

Lot 15, Block 43, Dunedin Isles Unit No. 1, according to the plat thereof recorded in Plat Book 20, Page(s) 34 through 37, of the Public Records of Pinellas County, Florida.

Property Appraisers Parcel Identification (Folio) Number(s): **22-28-15-23310-043-0150**

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 12/31/2022, reservations, restrictions and easements of record, if any.

(The terms "grantor" and "grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

Continuation of Deed – Dominguez to Getchell and Derijke

IN WITNESS WHEREOF, Grantor has hereunto set grantor’s hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Darlene Rosario

WITNESS #1

Amy Elizabeth Dominguez

**AMY ELIZABETH DOMINGUEZ
F/K/A AMY ELIZABETH PLUNK**

Darlene Rosario

Witness #1 Print Name

Leah Negri

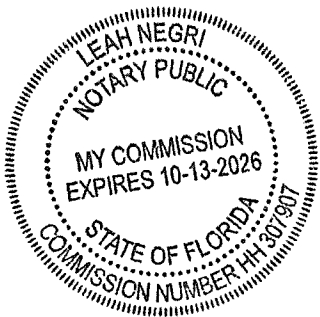
WITNESS #2

Witness #2 Print Name

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12 day of September, 2023 by AMY ELIZABETH DOMINGUEZ F/K/A AMY ELIZABETH PLUNK who is personally known of has produced a driver's license as identification.

[Seal]



Leah Negri

Notary Public
Print Name: _____
My Commission Expires: _____

Continuation of Deed – Dominguez to Getchell and Derijke

IN WITNESS WHEREOF, Grantor has hereunto set grantor’s hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Darlene Rosario

WITNESS #1

Angel Esteban Dominguez, Jr.
Angel Esteban Dominguez, Jr.

Darlene Rosario

Witness #1 Print Name

[Signature]

WITNESS #2

Kevin Barros

Witness #2 Print Name

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of September, 2023 by Angel Esteban Dominguez, Jr. who is personally known or has produced a driver's license as identification.

[Seal]



[Signature]

Notary Public

Print Name: _____

My Commission Expires: _____