

Prepared by and return to:

Tina O'Connor  
First Title Source, LLC  
9528 W. Linebaugh Avenue  
Tampa, FL 33626  
(813) 749-7179  
File No 2-2023-10154

Parcel Identification No 01/28/15/88560/101/1000

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

**This indenture made the 21st day of November, 2023 between Shane Deale and Dana Deale, husband and wife, whose post office address is 1539 Davenport Drive, New Port Richey, FL 34655, of the County of Pasco, State of Florida, Grantors, to Willem Verbeek and Shelley Verbeek, husband and wife, whose post office address is 809 Goldmine Road, Timmins, Ontario P4N 0E4, Canada, Grantees:**

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 10 and the West 12.5 feet of Lot 9, Block 101, MAP OF SUTHERLAND, according to the map or plat thereof as recorded March 28, 1888 in Plat Book H1, Page(s) 1, Hillsborough County which Pinellas was formally a part of, Pinellas County, Florida.**

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

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

Signed, sealed and delivered in our presence:

WITNESS  
PRINT NAME: Fotini Tina O'Connor

Shane Deale  
Shane Deale  
Dana Deale  
Dana Deale

WITNESS  
PRINT NAME: Tamara Lambert

STATE OF FLORIDA  
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 17<sup>th</sup> day of November, 2023, by Shane Deale and Dana Deale.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



FOTINI TINA O'CONNOR  
Commission # GG 915873  
Expires January 22, 2024  
Bonded Thru Budget Notary Services

Personally Known:  OR Produced Identification: X  
Type of Identification  
Produced: drivers license