

Prepared by and return to:

This instrument prepared by: **Lisa M. Furnari**
Standard Title & Escrow
360 Central Ave., Suite 310
St Petersburg, FL 33701
(727) 623-9550
File No.: **2023-380**

_____[Space Above This Line For Recording Data]_____

WARRANTY DEED

This Warranty Deed Made this 20th day of November, 2023 by JParker Capital LLC, a WY Limited Liability Company, hereinafter called the grantor, whose post office address is: 30 N Gould St., Suite R, Sheridan, WY 82801

to: Jason Boyd and Rebecca Stortstrom, Husband and Wife, whose post office address now is: 1220 21st Avenue N, St. Petersburg, FL 33704, hereinafter called the grantee,

WITNESSETH: That said grantor, for and in consideration of the sum of Ten (\$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 21, Block B, Euclid Grove, according to the plat thereof as recorded in Plat Book 6, Page 23, of the Public Records of Pinellas County, Florida.

Parcel Identification Number: 13-31-16-26208-002-0210

This property is NOT the homestead of the Grantor (s).

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 12/31/2023, 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)

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:

[Handwritten Signature]

Witness
Printed Name: Cameron Soelch
P.O. Address: 360 CENTRAL AVE #210
ST. PETERSBURG, FL 33709

**JParker Capital LLC,
a Florida Limited Liability Company**

**by: JHAVEN HOLDINGS, LLC,
a Wyoming Limited Liability Company,
its Manager**

By: *[Handwritten Signature]*
Jonathan Parker, Sole Managing Member

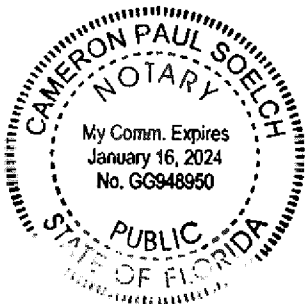
[Handwritten Signature]

Witness
Printed Name: LISA FURNARI
P.O. Address: 360 CENTRAL AVE #210
ST. PETERSBURG, FL 33709

State of Florida
County of Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of November, 2023 by Jonathan Parker, Sole Managing Member of JHaven Holdings, LLC, a Wyoming Limited Liability Company as Manager of JParker Capital LLC who is personally known or has produced a driver's license as identification.

[Seal]



Notary Public
Print Name: _____
My Commission Expires: _____

[Handwritten Signature]