

Return to:
Name: Platinum National Title, LLC
Address: 28163 US Highway 19 North
Suite 100
Clearwater, FL 33761
This instrument prepared by: Leah Negri
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.: 2023-799

WARRANTY DEED

This Warranty Deed Made this 30th day of November, 2023 by **Bernice Tarnow, Single and Bernice Tarnow, as Sole Surviving Trustee of the Tarnow Family Trust**, hereinafter called the grantor, whose post office address is: 7517 HORGER ST, Dearborn, MI 48126

to: **KELLIANNE PERCEVAL and SCOTT PERCEVAL, Wife and Husband**, whose post office address is: 27 Ridgewood Road, Worcester, MA 01606 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:

Unit 305, Sunwatch on Island Estates, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 9544, Page 761 and the plat thereof as recorded in Condominium Plat Book 118, Pages 38 through 44, and all amendments thereto, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Property Appraisers Parcel Identification (Folio) Number(s): 05-29-15-88437-000-0305

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)

Continuation of Deed – Turnover to Perceval

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:

William Weimert
WITNESS

Bernice Tarnow
**BERNICE TARNOW, Individually and
as Sole Surviving Trustee of the Tarnow
Family Trust**

William Weimert
Witness Print Name

Denise Weimert
WITNESS

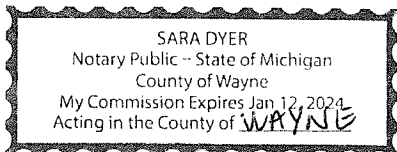
Denise Weimert
Witness Print Name

State of MICHIGAN

County of WAYNE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27th day of November, 2023 by BERNICE TARNOW, Individually and as Sole Surviving Trustee of the Tarnow Family Trust who is personally known or has produced FL Drivers License as identification.

[Seal]



SARA DYER
Notary Public
Print Name: SARA DYER
My Commission Expires: 01/12/2024