

Prepared by and return to:

Jessica Valind  
Coastline Title of Pinellas  
8550 Blind Pass Road  
St. Pete Beach, FL 33706  
(727) 363-1000  
File No: SPB-2023-2326  
Consideration: \$265,000.00  
Parcel Identification No: Property 1:  
36/30/15/90318/000/3140

[Space Above This Line For Recording Data]

## WARRANTY DEED

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

This indenture made the 22nd day of December, 2023 between Lorraine J. Thomas, a single woman, whose post office address is PO Box 11635, St Petersburg, FL 33733, Grantor, to Paul F Moraghan, a single man, Trustee of the Paul F Moraghan Living Trust dated March 28, 2018, whose post office address is 5980 Terrace Park Drive North, 314, St. Petersburg, FL 33709, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Unit 314 of TERRACE PARK OF FIVE TOWNS NO 11-A CONDO, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4736, page 1617 and according to the plat thereof recorded in Condominium Plat Book 29, Pages 103, 104 and 105, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 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 Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

WITNESS #1  
Sign: [Signature]  
Print: Sarena Carnechi  
13100 Park Blvd Ste A  
Sunshine, FL 33776  
(Witness #1 Address)

[Signature]  
Lorraine J. Thomas  
PO Box 11635  
St Petersburg, FL 33733

WITNESS #2  
Sign: [Signature]  
Print: Jessica Valind  
13100 Park Blvd Suite A  
Sunshine, FL 33776  
(Witness #2 Address)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 01<sup>st</sup> day of December, 2023, by Lorraine J. Thomas.

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

Personally Known: \_\_\_\_\_ OR Produced Identification: [Signature]  
Type of Identification  
Produced: DR View

