

Prepared By and Return To:  
Tina Kendall  
Integrity Title & Guaranty Agency, LLC  
1545 S. Belcher Rd. Suite A  
Clearwater, Florida 33764

File Number: 23-0244 FA

## General Warranty Deed

Made this 21<sup>st</sup> day of December, 2023 A.D. By **Jurgen Busching and Mary Smart, husband and wife**, whose post office address is: 534 Cypress View Dr., Oldsmar, Florida 34677, hereinafter called the grantor, to **Connie Clegg Day and Micah Joel Day, wife and husband**, whose post office address is: 349 Shore Dr. E, Oldsmar, Florida 34677, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**Witnesseth**, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) 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 situate in Pinellas County, Florida, viz:

**Lot 5, Block 1, OLDSMAR COUNTRY CLUB ESTATES SECTION ONE, according to the map or plat thereof as recorded in Plat Book 50, Page 36, of the Public Records of Pinellas County, Florida.**

Parcel ID Number: 25/28/16/63828/001/0050

**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.

**Subject to** all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

**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 December 31, 2023.

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**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

*Signed, sealed and delivered in our presence:*

Witness Signature *Tina Kendall*

Witness Printed Name Tina Kendall

Witness Signature *Angie Zimmerman*

Witness Printed Name Angie Zimmerman

*J. Busching* (Seal)

**Jurgen Busching**  
Address: 534 Cypress View Dr., Oldsmar, Florida 34677

*Mary Smart* (Seal)

**Mary Smart**  
Address: 534 Cypress View Dr., Oldsmar, Florida 34677

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of ( X ) physical presence or ( ) online notarization, this 18th day of December, 2023, by **Jurgen Busching and Mary Smart**, who is/are personally known to me or who has produced *Tina Kendall* as identification.



(Seal)

*Tina Kendall*

Notary Public  
Print Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_