

Prepared by and return to:

Monica Brown  
Aegis Title & Escrow LLC  
615 9th Street North  
St. Petersburg, FL 33701  
(727) 616-4321  
File No 24-425

Parcel Identification No 33-31-16-11394-015-0020

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## WARRANTY DEED

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

This indenture made the 26th day of February, 2024 between EON LLC, a Florida Limited Liability Company, whose post office address is 740 4th Street North, St. Petersburg, FL 33701, of the County of Pinellas, State of Florida, Grantor, to Bradley Christopher Kutsmeda, an unmarried man, and Christine Marie Wilbur, an unmarried woman, whose post office address is 4708 25th Avenue South, St. Petersburg, FL 33711, of the County of Pinellas, State of Florida, Grantees:

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 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 2, Block O, BRIDWELL'S SHADOW LAWN PARK, a subdivision according to the plat thereof recorded in Plat Book 11, Page 49, of the Public Records of Pinellas County, Florida.

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

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

Signed, sealed and delivered in our presence:

[Signature]  
WITNESS  
PRINT NAME: Jessica Tetzel

ADDRESS OF WITNESS:  
615 9th St N  
St Petersburg FL 33701

EON LLC, a Florida Limited Liability Company

By: [Signature]  
Rob Copenhagen, Manager

[Signature]  
WITNESS  
PRINT NAME: Monica Brown

ADDRESS OF WITNESS:  
615 9th St N  
St Petersburg FL 33701

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or ( ) online notarization this 26th day of February, 2024 by Rob Copenhagen, Manager of EON LLC, a FL Limited Liability Company, on behalf of the Limited Liability Company.

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

Personally known: \_\_\_\_\_  
OR Produced Identification: [Signature]

Type of Identification Produced: FLID

