

Prepared by and return to:

Mary Melgaard
EBI LAW, PLLC
401 South Lincoln Avenue
Clearwater, FL 33756
(813) 252-7787
File No 2023-159

Parcel Identification No 01-29-15-98110-000-0200

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 29th day of February, 2024 between Brian King, an unmarried person, and Shawn King, a married person, whose post office address is 6002 Pine Street Northeast, St. Petersburg, FL 33703, of the County of Pinellas, State of Florida, Grantors, to Susan M. Steiner, an unmarried person, and Sandra S. Conaty, an unmarried person, whose post office address is 1990 Hastings Drive, Clearwater, FL 33763, as joint tenants with right of survivorship, of the County of Pinellas, State of Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 20, Re-Plat of Willow Ridge, according to the map or plat thereof, as recorded in Plat Book 71, Page(s) 98 through 101, inclusive, of the Public Records of Pinellas County, Florida.

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

This Property is Not the Homestead Property of either of the Grantors.

Subject to taxes for 2023 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 Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

[Signature]
Brian King

[Signature]
Shawn King

Brenda M. Ambrosino
WITNESS
PRINT NAME: BRENDA M. AMBROSINO

[Signature]
WITNESS
PRINT NAME: MARY L MELGAARD

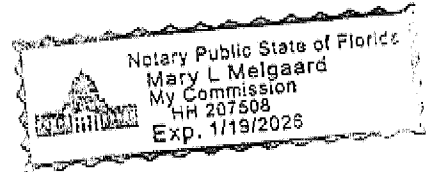
401 S. LINCOLN AVE
CLEARWATER FL 33756
WITNESS 1 ADDRESS

401 S. Lincoln Ave
CLEARWATER FL 33756
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 29th day of February, 2024, by Brian King, an unmarried man, and Shawn King a married man.

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



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: driver license