

Prepared by and return to:

Amy Moran  
Luxe Title Services  
1100 4th Street North  
102  
Saint Petersburg, FL 33701

File No 24-4906

Parcel Identification No 12-31-16-28710-000-0050

\_\_\_\_\_  
[Space Above This Line For Recording Data]

**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

**This indenture made the 7th day of May, 2024 between Brian Peck and Dustin Husemann, a married couple, whose post office address is 3159 10th Avenue North, St. Petersburg, FL 33713, of the County of Pinellas, Florida, Grantor, to Maritza Kandzer and Bradford Thomas Kandzer, husband and wife, whose post office address is 3014 12th Street North, St. Petersburg, FL 33704, of the County of Pinellas, Florida, 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:

The North 65 feet of Lot 5, Foltz Subdivision, according to the map or plat thereof, as recorded in Plat Book 26, Page 73, 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 Grantee 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Brian A. Peck*

Brian A. Peck

*Dustin Husemann*

Dustin Husemann

*Mildred V. Wilcox*

WITNESS

PRINT NAME: Mildred Wilcox

*Cynthia Allen*

WITNESS

PRINT NAME: Cynthia Allen

5303 Poppy Drive Jacksonville, FL 32205

WITNESS 1 ADDRESS

6018 Irish Hill Houston, Tx. 77053

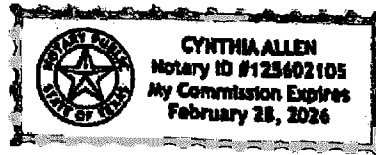
WITNESS 2 ADDRESS

STATE OF Texas  
COUNTY OF Fort Bend

The foregoing instrument was acknowledged before me by means of ( ) physical presence or (X) online notarization this 6th day of May, 2024, by Brian A Peck and Dustin Husemann.

*Cynthia Allen*

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



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification Driver License  
Produced: \_\_\_\_\_

Completed via Remote Online Notarization using 2 way Audio/Video technology.