

Prepared by:
Amanda Tyler
Truc Blue Title, LLC
1601 E Bay Dr. Ste 2
Largo, Florida 33771

File Number: TB2024-0063

General Warranty Deed

Made this May 10, 2024 A.D. By **Lucy Litvinenko, an unmarried woman**, whose address is: 5775 Park St. N. #201, Saint Petersburg, Florida 33709, hereinafter called the grantor, to **Nathaniel Oliver, a single man**, whose post office address is: 11800 Park Blvd, #402, Seminole, Florida 33772, 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:

Unit No. 402, of Phase III, THE OAKS OF SEMINOLE, a Condominium, according to the plat thereof recorded in Condominium Plat Book 96, Page(s) 44 through 46, inclusive, and being further described in that certain Declaration of Condominium, recorded in Official Records Book 6525, at Page 1719, of the Public Records of Pinellas County, Florida, together with an undivided interest or share in the common elements appurtenant thereto and any amendments thereto.

Parcel ID Number: 28/30/15/63627/004/4020


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.

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.

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

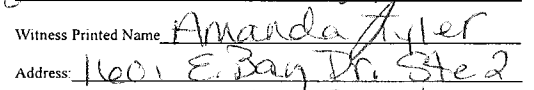
Signed, sealed and delivered in our presence:



Witness Printed Name: Amanda Tyler

Address: 1601 E. Bay Dr. Ste. 2

Largo, FL 33771



Witness Printed Name: Amanda Tyler

Address: 1601 E. Bay Dr. Ste 2

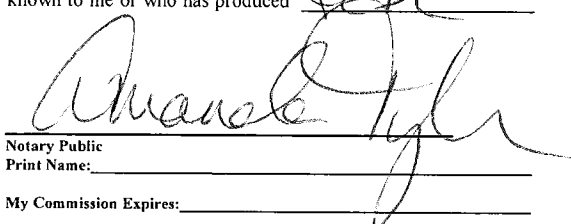
Largo, FL 33771

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 9th day of May, 2024, by Lucy Litvinenko, an unmarried woman, who is/are personally known to me or who has produced gpl as identification.


_____ (Seal)

Lucy Litvinenko
Address: 5775 Park St. N. #201, Saint Petersburg, Florida 33709



Notary Public
Print Name: _____
My Commission Expires: _____



AMANDA TYLER
Commission # HH 482939
Expires May 10, 2028

Exhibit "A"

The Oaks of Seminole Condominium Association
Request for Approval of Sale or Transfer

Date: 4/17/2024

Property Address: 11800 Park Blvd Apt 402

Terms: Date of Closing: 5/10/2024

Real Estate Company: Robert Slack LLC

Agent Name/Direct Phone: Tiffany Hitz Office Phone: 727-200-0044

Title Insurance Company/Attorney: True Blue Title Phone: 727-371-9400 x705

Purchaser's Mortgage Company: Chase Phone: _____

Applicant Name: Nathan Oliver

Email: nathanoliver60097@gmail.com

Current Address: 852 Royal Palm Cir, Largo FL, 33778

Home Telephone Number: _____ Cellular: 815-482-5442 Work: 815-385-9480

Current Employer: Fabrik Abolded Plastics Occupation: IT

Vehicle year/make/model: 2016 Ford Fusion

Applicant Name: _____

Email: _____

Current Address: _____

Home Telephone Number: _____ Cellular: _____ Work: _____

Current Employer: _____ Occupation: _____

Vehicle year/make/model: _____

Additional Occupants (If Additional Adults/Occupants or Non-Owner Occupied add a Sheet with the Above Information):

Name:	Relationship	D.O.B:	/ /
Name:	Relationship	D.O.B:	/ /