

Prepared by and Return To:

Shawn M. Zollo
Title Agency of Florida, a Division of Fidelity National
Title of Florida, Inc.
19535 Gulf Blvd., Suite C
Indian Shores, FL 33785

Order No.: FTPA24-141214

APN/Parcel ID(s): 21/29/15/07353/000/8020

WARRANTY DEED

THIS WARRANTY DEED dated 05/22/2024, by David F. Gabrielsen, a married man, hereinafter called the grantor, to Paul Klemish and Alexis Klemish, husband and wife, whose post office address is 100 Oakmont Ln #802, Belleair, FL 33756, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Unit 802 of Belleview Biltmore Villas-Bayshore I, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3886, Page(s) 750, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

Kristin Hoopman
 Witness Signature
Kristin Hoopman
 Print Name

[Signature]
 David F. Gabrielsen
 Address: 679 East Draper Heights Way
 Draper, UT 84020

Address: 1235 S. 900 E.
Draper, UT 84020

[Signature]
 Witness Signature
Veronica Garcia
 Print Name

Address: 13660s 2700w.
Riverton, UT 84065

State of Utah
 County of Salt Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of May, 2021 by David F. Gabrielsen, to me known to be the person(s) described in or who has/have produced Driver License as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
 Name: Veronica Garcia
 Notary Public in and for the State of Utah
 My Commission Expires: 02/01/2027

