



Prepared by
Kristin Stouffer, an employee of
First American Title Insurance Company
2370 Drew Street, Suite A
Clearwater, Florida 33765
(877)727-5923

Return to: Grantee

File No.: 2038-2799888

WARRANTY DEED

THIS INDENTURE, executed on **May 31, 2024**, between

Vanessa Maria Valle, an unmarried woman, f/k/a Vanessa M. Downs and Eric O. Downs, an unmarried man, As Tenants in Common by Reason of Divorce

whose mailing address is: 1185 S Pinellas Ave #1114, Tarpon Springs, FL 34689,
hereinafter called the "grantor", and

Julia Carosella, a single woman

whose mailing address is: 306 Ontario Avenue, Crystal Beach, FL 34681,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Pinellas County, FL**, to-wit:

Lot 10, Block 71, REVISED PLAT OF CRYSTAL BEACH, according to the plat thereof recorded in Plat Book 7, Page 30, Public Records of Pinellas County, Florida: And the South 1/2 of vacated alley on the North as recorded in O.R. Book 7686, Page 1829, Public Records of Pinellas County, Florida.

Parcel Identification Number: **35-27-15-19872-071-0100**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2023.

In **Witness Whereof**, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

Vanessa Maria Valle f/k/a Vanessa M. Downs
Vanessa Maria Valle f/k/a Vanessa M. Downs

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: Pamela C Wright

Print Post Office Address: 2370 Drew St, Ste A
Clearwater, FL 33765

State of FLORIDA

County of PINELLAS

[Signature]
Witness Signature

Print Name: Kristin Stouffer

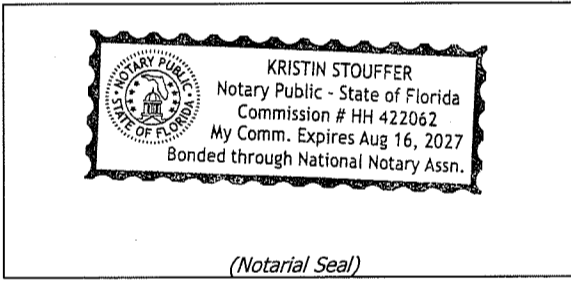
Print Post Office Address: 2370 Drew St, Ste A
Clearwater, FL 33765

The **Foregoing Instrument Was Acknowledged** before me by means of physical presence or online notarization, on MAY 30, 2024, by Vanessa Maria Valle f/k/a Vanessa M. Downs, an unmarried woman.

[Signature]
Notary Public

Kristin Stouffer

(Printed Name)



My Commission expires: _____

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.

[Signature]
Eric O. Downs

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature
Print Name: Tiffany Morefield
Print Post Office Address: 2370 Drew St, Ste A
Clearwater, FL 33765

[Signature]
Witness Signature
Print Name: Kristin Stouffer
Print Post Office Address: 2370 Drew St, Ste A
Clearwater, FL 33765

State of FLORIDA

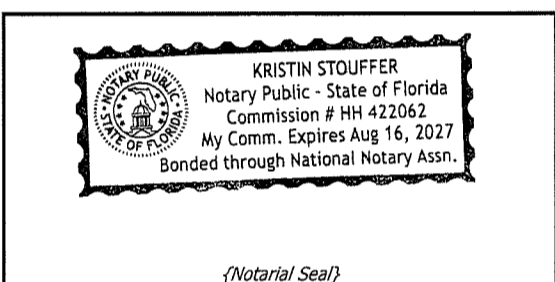
County of PINELLAS

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on MAY 29, 2024, by Eric O. Downs, an unmarried man.

[Signature]
Notary Public

Kristin Stouffer

(Printed Name)



{Notarial Seal}

My Commission expires: _____

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license