

Prepared By and When Recorded Return to:  
Chelsea Scott, Esquire  
Fresh Legal Perspective, PL  
6930 W. Linebaugh Avenue  
Tampa, Florida 33625  
Consideration \$10.00

SPACE ABOVE THIS LINE FOR RECORDING DATA

STATE OF ~~FLORIDA~~ <sup>California</sup> )  
COUNTY OF ~~PINELLAS~~ <sup>Los Angeles</sup> ) RN  
QUITCLAIM DEED

This Quitclaim Deed made this 3 <sup>June RN</sup> day of ~~May~~ 2024 by SOM KOHANZADEH AND SAMANTHA KOHANZADEH AS TRUSTEES OF THE SAMSOM KOHANZADEH TRUST DATED MARCH 14, 2018, whose address is 1757 Eighth Street, Manhattan Beach, California 90266, with full power and authority to convey real estate pursuant to Section 18.20, hereinafter called the Grantor, to Seagate 307, LLC, a Florida Limited Liability Company, whose post office address is 1757 Eighth Street, Manhattan Beach, California 90266, hereinafter called the Grantee,

Witnesseth, that the Grantor for the sum of TEN DOLLARS AND 00/100 CENTS (\$10.00) as well as other good and valuable consideration, the receipt of which is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the Grantee all the right, title, interest claim and demand which the Grantor have in and to the following described property, situated in the County of Pinellas, State of Florida, to wit:

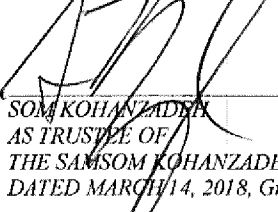
Unit 307 of SEAGATE CONDOMINIUMS, a Condominium according to the plat thereof recorded in Condominium Plat Book 39, Page 94, as further described in that certain Declaration of Condominium thereof recorded in Official Records Book 4979, Page 84, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with an undivided share in the common elements appurtenant thereto.


Commonly Known As: 19418 GULF BLVD # 307, INDIAN SHORES, FL 33785

The Property Appraiser's Parcel Number is 30-30-15-79358-000-3070.

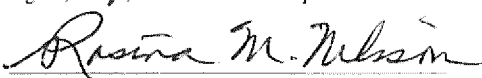
To Have and to Hold the same, together with all the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee.


In Witness Whereof, the Grantor has hereunto set hand and seal the day and year first above written.

  
SOM KOHANZADEH  
AS TRUSTEE OF  
THE SAMSOM KOHANZADEH TRUST  
DATED MARCH 14, 2018, Grantor

  
SAMANTHA KOHANZADEH  
AS TRUSTEE OF  
THE SAMSOM KOHANZADEH TRUST  
DATED MARCH 14, 2018, Grantor

Signed, sealed, and delivered in the presence of:

  
Witness #1 Signature

  
Witness #2 Signature

Rosina M. Nilsson  
Witness #1 Name (Printed)  
1820 Hillcrest Drive  
Hermosa Beach CA 90254  
Witness #1 Address

Brianna Gallemore  
Witness #2 Name (Printed)  
1755 8th St  
Manhattan Beach, Ca, 90266  
Witness #2 Address

**ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF California )  
COUNTY OF Los Angeles ) ss.

The foregoing instrument was acknowledged and subscribed before me, by means of  physical presence or  online notarization, on this 3 day of ~~May~~ JUNE ~~2024~~ 2024, before me personally appeared the grantors, SOM KOHANZADEH and SAMANTHA KOHANZADEH, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

I certify under the PENALTY OF PERJURY under the laws of the STATE OF CALIFORNIA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

(seal)

Rosina M. Nilsson  
(Signature of Notary Public)  
Rosina M. Nilsson  
(Name of Notary Typed, Printed, or Stamped)

