

Prepared by and Return To:

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

Order No.: FTPA24-141192

APN/Parcel ID(s): 05/31/15/73890/011/0170

WARRANTY DEED

THIS WARRANTY DEED dated June 3, 2024, by James B. Hinman and Patricia English, husband and wife, individually and as Co-Trustees of the James Hinman and Patricia English Revocable Living Trust, dated March 10, 2017, hereinafter called the grantor, to Robert McFarlane, a single person, whose post office address is 16027 Redington Dr, Redington Beach, FL 33708, 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:

Lot 17, Block 11, Second Addition to Redington Beach Homes, according to the map or plat thereof, as recorded in Plat Book 23, Page(s) 40, of the Public Records of Pinellas County, Florida.

AND

A parcel of filled, formerly submerged land, lying and being in a portion of Government Lot 1, Section 4, Township 31 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

A LINE BEING THE WATERWARD BOUNDARY LINE AS OF JULY 1ST, 1975 LYING ALONG BOCO CIEGA BAY ADJACENT TO SECOND ADDITION TO REDINGTON BEACH HOMES, A SUBDIVISION AS RECORDED IN PLAT BOOK 23, PAGE 40, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 11, LOT 17 OF SAID SECOND ADDITION TO REDINGTON BEACH HOMES SUBDIVISION; THENCE S73°01'00"E FOR 102.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 17, THENCE CONTINUE S73°01'00"E ALONG THE NORTHEASTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 17 FOR 1.04 FEET TO THE WET FACE OF AN EXISTING CONCRETE SEAWALL (ALSO MEAN HIGH WATER LINE) AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LINE, THENCE S07°03'19"W FOR 100.42 FEET TO THE INTERSECTION WITH THE SOUTHERLY PROJECTED LINE OF SAID LOT 17, SAID INTERSECTION BEING THE POINT OF TERMINUS. ALL COURSES ARE ALONG THE EXISTING WET FACE OF CONCRETE SEAWALL.

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

EXHIBIT "A"
Legal Description

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.

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

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

David Bracken
Print Name

Address: 309 S Fielding Ave
TAMPA FL 33602

[Signature]
Witness Signature

Amy Auerbach
Print Name

Address: 19535 Gulf Blvd Ste C
Indian Shores, FL 33785

State of FLORIDA
County of PINELLAS

[Signature]

James B. Hinman, as Co-Trustee of the James Hinman and Patricia English Revocable Living Trust, dated March 10, 2017

[Signature]
James B. Hinman, individually

[Signature]

Patricia English, as Co-Trustee of the James Hinman and Patricia English Revocable Living Trust, dated March 10, 2017

[Signature]
Patricia English, individually

Address: 10513 Sea Pines Pl.; Parrish, FL 34219

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of JUNE, 24, by James B. Hinman and Patricia English, individually and as Co-Trustees of the James Hinman and Patricia English Revocable Living Trust, dated March 10, 2017, to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____

