

Prepared by and return to:

Marlo Jane Hawley  
QUAKER TITLE & ESCROW LLC  
902 CLINT MOORE ROAD  
SUITE 220  
BOCA RATON, FL 33487

File No QT-23-539

Parcel Identification No 09/30/15/55728/000/1360

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**WARRANTY DEED**  
(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 21st day of June, 2024 between **Carolyn Bivins, a married woman, and Schenita M. Cummings, a single woman, the Heirs of the Ernestine Days Estate; and Deirdre Pittman a/k/a Deirdre Pittman Days, a single woman, Jennifer Hamilton, a married woman, and Robert Lee Days Jr., a single man, the Heirs of the Robert L. Days Estate; Irene Davis, a single woman, Alberta E. Crawford, a single woman, Daniel E. Days, a married man, Brenda J. Days, a single woman, Phyllis J. Brown, a single woman, Andre L. Days, a married man, and Rodney L. Days, a married man**, whose post office address is 11159 Summer Star Drive, Riverview, FL 33579, of the County of Hillsborough, Florida, Grantor, to **Armstrong Chesner LLC, a Florida Limited Liability Company**, whose post office address is 6015 Barefoot Court, New Port Richey, FL 34652, of the County of Pasco, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Lot 136, MARTIN TERRACE 1ST ADDITION, according to the plat thereof recorded in Plat Book 58, Page 8, Public Records of Pinellas County, Florida.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Andre L. Days. Grantor resides at 11159 Summer Star Dr., Riverview, FL 33579.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Irene Davis. Grantor resides at 11411 Ulmerton Rd., Largo, FL 33778.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Alberta E. Crawford. Grantor resides at 5861 72<sup>nd</sup> Ave N., Largo, FL 33781.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Daniel E. Days. Grantor resides at 1545 Oak St., Largo, FL 33778.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Brenda J. Days. Grantor resides at 2511 Mary Sue St., Largo, FL 33774.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Phyllis J. Brown. Grantor resides at 427 6<sup>th</sup> St NE, Largo, FL 33770.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Rodney L. Days. Grantor resides at 618 Rosemarie Ave., Brandon, FL 33511

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Deirdre Pittman A/K/A Deirdre Pittman Days. Grantor resides at 11794 127<sup>th</sup> Ave., N., Largo, FL 33778.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Jennifer Hamilton. Grantor resides at 2600 John F. Kennedy Blvd. Apt C, Jersey City, NJ 07306.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Carolyn Bivins. Grantor resides at 404 Vine Ave, Clearwater, FL 33755.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Schenita M. Cummings. Grantor resides at 12800 Vonn Rd., Apt# 6303, Largo, FL 33774.

The above described property is not now, nor has it ever been, the homestead or contiguous to the homestead of the Grantor Robert Lee Days, Jr.,. Grantor resides at 1965 Magnolia Dr., Clearwater, FL 33764.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Eulogio Lastra  
Witness  
PRINT NAME: Eulogio Lastra  
ADDRESS: 710 Wyatt St  
Clearwater, FL 33756

M. Carlos  
Witness  
PRINT NAME: Marcela Carlos  
ADDRESS: 1568 Jeffords St  
Clearwater, FL 33756

Andre L. Days  
Andre L. Days

Irene Davis  
Irene Davis

Alberta E. Crawford  
Alberta E. Crawford

Daniel E. Days  
Daniel E. Days

Brenda J. Days  
Brenda J. Days

Phyllis J. Brown  
Phyllis J. Brown

Rodney L. Days  
Rodney L. Days

Deirdre Pittman A/K/A Deirdre Pittman Days  
Deirdre Pittman A/K/A Deirdre Pittman Days

Carolyn Bivins  
Carolyn Bivins

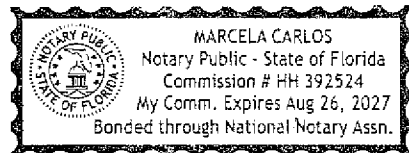
Schenita M. Cummings  
Schenita M. Cummings

STATE OF FLORIDA  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 20<sup>th</sup> day of June, 2024, by Andre L. Days, Irene Davis, Alberta E. Crawford, Daniel E. Days, Brenda J. Days, Phyllis J. Brown, Rodney L. Days, Deirdre Pittman A/K/A Deirdre Pittman Days, Carolyn Bivins, and Schenita M. Cummings.

M. Carlos  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification FL DL + ID  
Produced: \_\_\_\_\_



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*[Handwritten signature]*

Witness

PRINT NAME: Justin Acord  
ADDRESS: 17713 Morningside Dr 1072  
FL 33549

*[Handwritten signature]*

Robert Lee Days Jr.

*[Handwritten signature]*

Witness

PRINT NAME: Marcela Carlos  
ADDRESS: 1560 Jeffords St, Clearwater, FL 33756

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 20<sup>th</sup> day of June, 2024, by Robert Lee Days Jr..

*[Handwritten signature]*

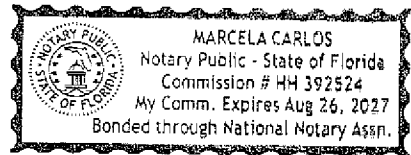
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification: \_\_\_\_\_

Type of Identification

Produced: Two Credible witnesses



In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

*Laura Montgomery*  
Witness  
PRINT NAME Laura Montgomery  
ADDRESS: 180 Hobar Lane  
Bayonne, NJ 07002

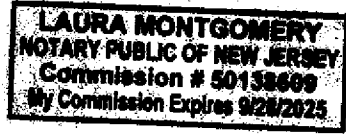
*Jennifer Hamilton*  
Jennifer Hamilton

*Wanda Garcia*  
Witness  
PRINT NAME Wanda Garcia  
ADDRESS: 2600 Kennedy Blvd  
Apt 8B, J.C. NJ 07306

STATE OF New Jersey  
COUNTY OF Hudson

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 17 day of June, 2024, by Jennifer Hamilton.

*Laura Montgomery*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification Drivers License  
Produced: \_\_\_\_\_