

Prepared by:
Total Title Solutions, LLC
Barbara Bylski
1031 US Highway 19
Holiday, FL 34691
File No.: TTS24-126593
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Effective this June 28, 2024, by Eric S. Coffey and Amanda S. Coffey, husband and wife, whose address is: [REDACTED] hereinafter called the grantor, to Holly Marie Huffman, unmarried woman, whose post office address is: 12043 104th Lane, Largo, FL 33773, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

[REDACTED]

Parcel ID No.: [REDACTED]

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 anywise 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 the current year.

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incidental to the issuance of a title insurance policy
File No.: TTS24-126593

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Barbara J. Bylski

Witness Printed Name: Barbara J. Bylski

Address: 1031 US Hwy 19
Holiday, FL. 34691

Kristi Newell

Witness Printed Name: Kristi Newell

Address: 8113 Maidencare Dr
Trinity, FL 34655

Eric S. Coffey
Eric S. Coffey

Amanda S. Coffey
Amanda S. Coffey

Address:
[Redacted]

State of Florida
County of Pasco

The foregoing instrument was executed and acknowledged before me this 27th of June, 2024, by means of Physical Presence or Online Notarization, by Eric S. Coffey and Amanda S. Coffey, husband and wife, who is/are personally known to me or who has produced a valid driver's license as identification.

Barbara J. Bylski
Notary Public

My Commission Expires: _____

(SEAL)

