

Return to:  
Fidelity National Title of Florida, Inc.  
189 Center Road  
Venice, FL 34285  
File No.: PTA 24-142519

PREPARED BY:  
Clarence H. Houston, Jr., Esq.  
Taylor, Stewart, Houston & Duss, P.A.  
590 Oak Street  
Jacksonville, Florida 32204  
FRS File No. #891045

Consideration:

### General Warranty Deed

Made this 28<sup>th</sup> day of June, 2024, by **KEVIN HAYES and MARY HAYES, husband and wife**, hereinafter called the grantor, to **Elise Helmbrecht**, an unmarried woman

whose mailing address is: 2274 Montview Dr, Clearwater, FL 33763

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:

**Lot 9, MONTCLAIR LAKE TOWNHOMES - PHASE 1, according to the map or plat thereof, as recorded in Plat Book 141, Pages 82 through 89, inclusive, of the Public Records of Pinellas County, Florida.**

**Parcel ID Number:** 06/29/16/58470/000/0090

Subject to taxes for the current year, covenants, restrictions, reservations and easements of record, if any, and all applicable zoning ordinances.

**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 December 31, 2023.

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

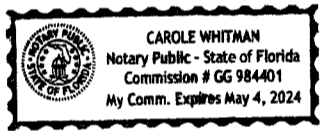
Signed, sealed and delivered in our presence:

Murphy  
#1 Witness Signature  
Witness Printed Name Marylane Johnny boy  
Witness Address 1497 Main St  
Dunedin, FL 34698

Kevin Hayes  
**KEVIN HAYES**  
2274 Maurice Dr.  
CLEARWATER, FL 33763  
Joseph Labely  
#2 Witness Signature  
Witness Printed Name Joseph Labely  
Witness Address: 1497 Main St.  
Dunedin, FL 34698

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of (  ) physical presence or (  ) online notarization, this 6<sup>th</sup> day of April, 2024, by **KEVIN HAYES**, who (  ) is personally known to me or (  ) who has produced FL DL as identification.



[NOTARY SEAL]

Carole  
Notary Public  
Print Name: Carole Whitman  
My Commission Expires: 05-04-2024

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

Mary Hayes  
MARY HAYES  
2274 Montview Drive  
Clearwater, FL 33763

Signed, sealed and delivered in our presence:

Maryloune Johnnyboy  
#1 Witness Signature  
Witness Printed Name Maryloune Johnnyboy

Witness Address 1497 Main St.  
Dunedin, FL 34698

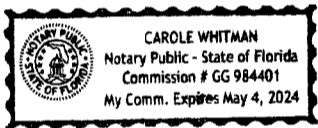
Joseph Laboy  
#2 Witness Signature  
Witness Printed Name Joseph Laboy

Witness Address: 1497 Main St.  
Dunedin, FL 34698

State of Florida

County of Pinellas

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization, this 6<sup>th</sup> day of April, 2024, by **MARY HAYES**, who is ( ) personally known to me or (X) who has produced FL DL as identification.



[NOTARY SEAL]

Carole Whitman  
Notary Public  
Print Name: Carole Whitman

My Commission Expires: 05-04-2024

Seller's Address:  
c/o Fidelity Residential Solutions  
6640 Shady Oak Road, Suite 400  
Eden Prairie, MN 55344