

**Prepared by and Return To:**  
Johnathan Thompson  
Fidelity National Title of Florida, Inc.  
3401 4th Street N  
St. Petersburg, FL 33704

**Order No.:** FTPA24-142307

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APN/Parcel ID(s): 28/30/15/62135/000/0010

### WARRANTY DEED

THIS WARRANTY DEED dated June 28, 2024, by David G. Morrow, II and Melanie A Morrow, husband and wife, hereinafter called the grantor, to Kristen Rivera and Anthony Rivera, wife and husband, whose post office address is 7373 123rd St, Seminole, FL 33772, 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 1, Oak Creek Estates, according to the map or plat thereof, as recorded in Plat Book 85, Page(s) 94, of the Public Records of Pinellas County, Florida.

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

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.

**WARRANTY DEED**

(continued)

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

Signed, Sealed and Delivered in the presence of:

Laurie Chase  
Witness Signature

David G. Morrow, II  
David G. Morrow, II

Laurie Chase  
Print Name

Address: 6841 46<sup>th</sup> Way N  
Pinellas Park 33781

Address: 16701 Gulf Blvd  
N Redington Beach  
33708

[Signature]  
Witness Signature

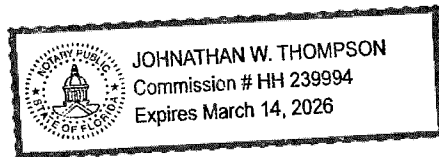
Jonathan W. Thompson  
Print Name

Address: 3101 4<sup>th</sup> Street N  
St. Petersburg, FL 33701

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of June, 2024 by David G. Morrow, II, who has produced a driver's license as identification and who executed the foregoing instrument and he acknowledged that he executed the same.

[Signature]  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_



**WARRANTY DEED**

(continued)

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

[Signature]  
Melanie A Morrow

Laurie Chase  
Print Name

Address: 7194 Key Haven Rd Apt# 503  
Seminole, FL 33777

Address: 16701 Gulf Blvd  
N. Redington, FL 33708

[Signature]  
Witness Signature

[Signature]  
Print Name

Address: 3401 4th Street N  
St. Petersburg, FL 33704

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 27<sup>th</sup> day of June, 2024 by Melanie A Morrow, who has produced a driver's license as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

Name: [Signature]  
Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

