

Prepared by:

LuLu Xayasone-Hunter  
Gulfport Central Title Company, Inc.  
5511 Gulfport Blvd. South  
Gulfport, Florida 33707

File Number: 24-9963

## General Warranty Deed

Made this July 19, 2024 A.D., By **Robert Piton and Chantal Farah, husband and wife**, whose post office address is: 333 Rue Guillet Sabrevois, QC J0J 2G0, Canada, , hereinafter called the grantor, to **Roger P. Hartley, a single man**, whose post office address is: 4653 Carson St N.E., Saint Petersburg, Florida 33706, 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:

Condominium Unit 4754D, Building 53, WATERSIDE AT COQUINA KEY SOUTH PHASE I, a Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 14741, page 2148, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **05/32/17/95095/053/7544**

**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.

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**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:*

Aidyn Short  
Witness Signature  
Witness Printed Name AIDYN SHORT  
Witness Address 70 S Winooski Ave

85401 Burlington Vt  
DG Lh  
Witness Signature  
Witness Printed Name Daniel Thayer  
Witness Address 70 S Winooski Ave  
85401 Burlington Vt

State of Vermont  
County of Chittenden

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this July 17, 2024, by Robert Piton and Chantal Farah, husband and wife, who is/are personally known to me or who has produced Drivers ID as identification.

Robert Piton (Seal)  
**Robert Piton**  
Address: 333 Rue Guillet Sabrevois, QC J0J 2G0, Canada

Chantal Farah (Seal)  
**Chantal Farah**  
Address: 333 Rue Guillet Sabrevois, QC J0J 2G0, Canada

Kaliyah L Kolowitz  
Notary Public  
Print Name: Kaliyah L Kolowitz  
My Commission Expires: 01-31-2025

