

Prepared by and return to:

Zac Hickey, an employee of
BAXTER TITLE, an R&S FASTER CLOSINGS COMPANY
12800 Indian Rocks Road
Largo, FL 33774
File Number: 4008-24-06-P

Property Appraiser's ID #: 17-31-16-23634-008-0160

WARRANTY DEED

This Warranty Deed is executed this 16th day of **August, 2024**, by **David McKee, a married man** ("Grantor") whose post office address is 6121 7th Avenue North, St. Petersburg, FL 33710, to **Flying Pig Ventures, LLC, an Illinois Limited Liability Company** ("Grantee") whose post office address is 6723 Mango Avenue South, St. Petersburg, FL 33707.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth, that Grantor, for the sum of \$10.00 (TEN AND 00/100 DOLLARS) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situate in **Pinellas County, Florida**, viz:

The West 74 feet of Lot 16, Block 8, Eagle Crest, according to the map or plat thereof, as recorded in Plat Book 13, Page(s) 6 through 9, inclusive, of the Public Records of Pinellas County, Florida.

THIS PROPERTY DOES NOT CONSTITUTE THE HOMESTEAD OR RESIDENCE OF THE GRANTOR NOR IS IT CONTIGUOUS THERETO.

This conveyance is subject to easements, restrictions, reservations, and limitations of record, if any, **and 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, Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants the title to said land; and that Grantor will defend the same against the lawful claims of all persons whomever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, **2023**.

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

[signature page to follow]

Signed, sealed and delivered as to all Grantors in the presence of the following witnesses:

(TWO SEPARATE DISINTERESTED WITNESSES REQUIRED)

[Signature]
Signature of Witness 1

David McKee
David McKee

Kathryn Carpenter
Print Name of Witness 1

Witness 1 Address:
10500 Central Ave.
St. Petersburg, FL 33707

[Signature]
Signature of Witness 2

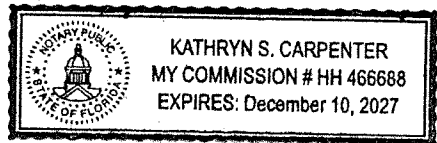
Robert Orlnst
Print Name of Witness 2

Witness 2 Address:
12800 Strawn Ross Rd
Largo, FL 32774

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 16th day of August, 2024, by David McKee.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: FL Dr. License