

Prepared by:  
Total Title Solutions, LLC  
Jamie Myers  
1031 US Highway 19  
Holiday, FL 34691  
File No.: TTS24-128602  
This Deed is prepared pursuant to the issuance of Title Insurance

## GENERAL WARRANTY DEED

Effective this August 16, 2024, by Shirley A. Threadgill, unmarried surviving spouse of Frank G. Threadgill, deceased, individually and as Trustee of the Frank G. Threadgill and Shirley A. Threadgill Living Trust dated October 28, 1993, whose address is: 3518 Tealwood Circle, Palm Harbor, FL 34685 hereinafter called the grantor, to Megan Giese, an unmarried woman, whose post office address is: 200 Eric Ct., Oldsmar, FL 34677, 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 20, EAST LAKE WOODLANDS LAKE ESTATES PATIO HOMES, according to plat thereof, as recorded in Plat Book 81, Page(s) 45 & 46, of the Public Records of Pinellas County, Florida.

Parcel ID No.: 16-28-16-23937-000-0200

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.: TTS24-128602

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:

[Signature]  
Witness Printed Name: Arik Simonsen  
Address: 1811 Bayshore Blvd  
Dunedin, FL 34698

Shirley A. Threadgill, unmarried surviving spouse of Frank G. Threadgill, deceased, individually and as Trustee of the Frank G. Threadgill and Shirley A. Threadgill Living Trust dated October 28, 1993

BY: [Signature]  
Shirley A. Threadgill, Individually and as Trustee

[Signature]  
Witness Printed Name: Hope Eichenlaub  
Address: 2911 SR 590 Ste 22  
Clearwater FL 33759

Address:  
3518 Tealwood Circle  
Palm Harbor, FL 34685

State of Florida  
County of Pinellas

The foregoing instrument was executed and acknowledged before me this 15th of August, 2024, by means of X Physical Presence or      Online Notarization, by Shirley A. Threadgill, unmarried surviving spouse of Frank G. Threadgill, deceased, individually and as Trustee of the Frank G. Threadgill and Shirley A. Threadgill Living Trust dated October 28, 1993, who is/are personally known to me or who has produced a valid driver's license as identification.

[Signature]  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)

