

Prepared by and Return To:

Megan Coulson
Title Agency of Florida, a Division of Fidelity National
Title of Florida, Inc.
19535 Gulf Blvd., Suite C
Indian Shores, FL 33785

Order No.: FTPA24-143224

APN/Parcel ID(s): 17/30/15/41950/000/0270

WARRANTY DEED

THIS WARRANTY DEED dated August 21, 2024, by Trista Lee Stagnitta, a married woman, joined by her spouse Matthew Brown, hereinafter called the grantor, to Gregory Justin Baker and Kiesha Dawn Baker, husband and wife, whose post office address is 13668 Imperial Grove Dr N., Largo, FL 33774, 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 27, Imperial Groves, according to the map or plat thereof, as recorded in Plat Book 66, Page(s) 77, 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:

[Signature]
Witness Signature

Brian Nguyen
Print Name

Address: 8601 78th PL
Seminole FL 33777

[Signature]
Witness Signature

Garrett McCallister
Print Name

Address: 10355 PARADISE Blvd #101
TREASURE ISLAND, FL 33706

State of FLORIDA

County of PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of AUGUST, 2024, by Trista Lee Stagnitta and Matthew Brown, to me known to be the person(s) described in or who has/have produced DRIVER LICENSE as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]
Name: GARRETT McCALLISTER
Notary Public in and for the State of FLORIDA
My Commission Expires: 11/13/2026



Garrett McCallister
Notary Public, State of Florida
My Comm. Expires 11/13/2026
Commission No. HH 308762