

Prepared by and return to:

Brittany Pugh
Title Forward
600 North Westshore Boulevard
701
Tampa, FL 33609
(267) 908-8999
File No FL-75007

Parcel Identification No 04-29-16-77742-003-0160

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 26th day of July, 2024 between Keith Carnegie Johnston a/k/a Keith C. Johnston, a married man, joined by his spouse Patricia Johnston, whose post office address is 450 Harris Road, Concord, GA 30206, of the County of Pike, State of Georgia, Grantor, to HP Sumner LLC, a Florida Limited Liability Company, whose post office address is 1017 Delaware Street, Safety Harbor, FL 34695, of the County of Pinellas, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

LOT 16, BLOCK C, SAFETY HARBOR HEIGHTS AND THAT PART OF LOT 17, BLOCK C, SAFETY HARBOR HEIGHTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 20, PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF SAID LOT 17, THENCE RUN WEST ALONG THE SOUTH LINE OF SUMNER BOULEVARD AND THE NORTH LINE OF LOT 17, FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 07 DEGREES 37'00" WEST, 115.97 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17, THENCE RUN EAST 15.00 FEET ALONG SAID SOUTH LOT LINE OF LOT 17, TO THE SOUTHEAST CORNER THEREOF; THENCE RUN IN A NORTHEASTERLY DIRECTION ALONG THE EASTERLY LOT LINE OF LOT 17, TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Keith Carnegie Johnston a/k/a Keith C. Johnston

Keith Carnegie Johnston a/k/a Keith C. Johnston

Patricia Johnston

Patricia Johnston

Jack Adams

WITNESS

PRINT NAME: Jack Adams

Vanicia J Adams

WITNESS

PRINT NAME: VANICIA J ADAMS

125 Renwick Dr.
Seneca Ga. 30274

WITNESS 1 ADDRESS

125 Renwick Dr
Seneca GA 30274

WITNESS 2 ADDRESS

STATE OF GEORGIA
COUNTY OF PIKE

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization this 26TH day of AUGUST, 2024, by Keith Carnegie Johnston a/k/a Keith C. Johnston and Patricia Johnston.

Vanicia J Adams

Signature of Notary Public VANICIA J ADAMS
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: Drivers License

VANICIA J ADAMS
NOTARY PUBLIC
Coweta County
State of Georgia
My Comm. Expires April 24, 2025