

Prepared by and return to:

Brittany Pugh  
Title Forward  
600 North Westshore Boulevard  
701  
Tampa, FL 33609  
(267) 908-8999  
File No FL-78746

Parcel Identification No 22/30/15/24075/002/0080

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## WARRANTY DEED

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

**This indenture made the 25th day of October, 2024 between Alexander Behani F/K/A Seyed Ali Mostafavi Behbehani and Amy Kian F/K/A Azadeh Kianpour Atabaki, husband and wife, whose post office address is 9167 Cherry Tree, Seminole, FL 33777, of the County of USA, State of Florida, Grantors, to Duangnapa S. Cuddy, a single woman, whose post office address is 1370 South Smith Road, Bloomington, IN 47401, of the County of Monroe, State of Indiana, Grantee:**

**Witnesseth**, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 8, Block B, East Ridge Estates, according to the map or plat thereof, as recorded in Plat Book 78, Page(s) 61, of the Public Records of Pinellas County, Florida.

**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** Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Alexander Behani  
Alexander Behani F/K/A Seyed Ali Mostafavi Behbehani

Amy Kian  
Amy Kian F/K/A Azadeh Kianpour Atabaki

KATRINA JAUREGUI  
WITNESS  
PRINT NAME: KATRINA JAUREGUI

Amy V. Miranda  
WITNESS  
PRINT NAME: Amy V. Miranda

600 N Westshore Blvd Ste 701  
Tampa, FL 33609  
WITNESS 1 ADDRESS

25149 Hyde PK Blvd  
Land O Lakes, FL 34639  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of (X) physical presence or ( ) online notarization this 22ND day of OCTOBER, 2024, by Alexander Behani F/K/A Seyed Ali Mostafavi Behbehani and Amy Kian F/K/A Azadeh Kianpour Atabaki.

Amy V. Miranda  
Signature of Notary Public  
Print, Type Stamp Name of Notary



AMY V. MIRANDA  
Commission # HH 591807  
Expires October 18, 2028

Personally Known: \_\_\_\_\_ OR Produced Identification: l  
Type of Identification: \_\_\_\_\_ Driver's License(s)  
Produced: \_\_\_\_\_