

Prepared by and return to:

Amy Moran
LUXE Title Services
1100 4th Street North
102
Saint Petersburg, FL 33701

File No 24-5272

Parcel Identification No 08-31-16-81018-006-0150

[Space Above This Line For Recording Data]

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

This indenture made the 8th day of November, 2024 between Valen Dawson, a single woman, whose post office address is 6805 Northeast Rodney Avenue, Portland, OR 97211, of the County of Multnomah, Oregon, Grantor, to Anita Lamoureux and Matthew Lamoureux, wife and husband, whose post office address is 6124 26th Avenue North, St. Petersburg, FL 33710, of the County of Pinellas, 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:

The West 61 feet of Lot 15 and the East 21 feet of Lot 16, Block 6, Sheryl Manor Unit Six, according to the map or plat thereof, as recorded in Plat Book 50, Page 53, 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 2025 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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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:

Valen Dawson

Valen Dawson

22906 SW FOREST CREEK DR # 201
SHEERWOOD, OR 97140

WITNESS 1 ADDRESS

22906 SW Forest Creek Dr # 201
Sheerwood, OR 97140
WITNESS 2 ADDRESS

WITNESS

PRINT NAME: ANTONIA MAYES

Antonia Mayes

WITNESS

WITNESS

PRINT NAME: Megan Suzanne Mayes

STATE OF ~~FLORIDA~~ Oregon
COUNTY OF ~~PINELLAS~~ Multnomah

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of November, 2024, by Valen Dawson.

Megan Suzanne Mayes

Signature of Notary Public

Print, Type/Stamp Name of Notary

Megan Suzanne Mayes

Personally Known: _____ OR Produced Identification:

Type of Identification

Produced: Oregon Drivers License

