

Prepared by and Return To:
Corinne Janis
Fidelity National Title of Florida, Inc.
2814 W. Bay Drive
Belleair Bluffs, FL 33770

Order No.: FTPA24-145993

APN/Parcel ID(s): 22/28/16/05152/000/0970

WARRANTY DEED

THIS WARRANTY DEED dated December 6, 2024, by Erika Lyn Stein, an unmarried woman, hereinafter called the grantor, to Melissa Karen Aull, an unmarried woman, whose post office address is 3004 Palm Key Ave, Oldsmar, FL 34677, 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 97, Bayside Terrace, according to the map or plat thereof, as recorded in Plat Book 142, Page(s) 53 through 69, inclusive, 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, 2024.

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:

K Wellington
Witness Signature

E L Stein
Erika Lyn Stein

Kathie Wellington
Print Name

Address: 331 Bay Arbor Blvd
Oldsmar, FL 34677

Address: 11244 Park Blvd.
Seminole, FL 33772

[Signature]
Witness Signature
Kerri A. Comstock

Print Name
Address: 11244 Park Blvd.
Seminole, FL 33772

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 27 day of November, 2024, by Erika Lyn Stein, to me known to be the person(s) described in or who has produced FL Drivers License as identification and who executed the foregoing instrument and she acknowledged that she executed the same.

[Signature]

Kerri A. Comstock
Notary Public in and for the State of Florida
My Commission Expires: August 4, 2026

