

Prepared By and Return To:
Jennifer Crawford
Integrity Title & Guaranty Agency, LLC
1545 S. Belcher Rd. Suite A
Clearwater, Florida 33764

File Number: 24-0262 FA

General Warranty Deed

Made this 11th day of December, 2024, A.D. By **Lorenc Dani, a married man**, whose post office address is: 124 175th Ave E. Apt A, Redington Shores, Florida 33708, hereinafter called the grantor, to **Danielle Nickerson, a single person and Larry Nickerson, a married person, as joint tenants with full rights of survivorship**, whose post office address is: 8470 Lantana Dr Seminole, FL 33777, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

Lot 29, GOLFWOODS, According to The Plat Thereof as Recorded In Plat Book 64, Page 6 Of The Public Records Of Pinellas County, Florida.

Parcel ID Number: **24/30/15/32013/000/0290**

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

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

To Have and to Hold, the same in fee simple forever.

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

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In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature [Signature]
Witness Printed Name Jennifer Crawford
Witness Address 1545 S. Belcher Rd, Suite A, Clearwater, FL 33764

[Signature] (Seal)
Lorenc Dani
Address: 124 175th Ave E. Apt A, Redington Shores, Florida
33708

Witness Signature [Signature]
Witness Printed Name Monica Cancel
Witness Address 1545 S. Belcher Rd, Suite A, Clearwater, FL 33764

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 6 day of December, 2024, by **Lorenc Dani**, who is/are personally known to me or who has produced [Signature] as identification.

[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

