

Prepared by and return to:

Chuck Wilhelm
Palma Title and Real Estate Closings, Inc.
27 North Ring Avenue
Tarpon Springs, FL 34689

File No 24-0100PT

Parcel Identification No 24-27-15-43103-022-1060

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

This indenture made the 20th day of December, 2024 between **Marsha J. Cunningham, Individually as a single woman and as Trustee of the Marsha J Cunningham Living Trust dated August 3, 2020**, whose post office address is 5354 Schwartz Street, New Port Richey, FL 34655, of the County of Pasco, Florida, Grantor, to **Thomas Wildenauer, a single man**, whose post office address is 36750 US Highway 19 North, 2077, Palm Harbor, FL 34684, 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:

UNIT NO. 106, OF INNISBROOK CONDOMINIUM NO. 22, A CONDOMINIUM, ALL AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND THE EXHIBITS ATTACHED THERETO AND FORMING A PART THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 4153, PAGE 1014, AND ALL AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA. THE ABOVE DESCRIPTION INCLUDES, BUT IS NOT LIMITED TO, ALL APPURTENANCES TO THE CONDOMINIUM UNIT ABOVE DESCRIBED, INCLUDING THE UNDIVIDED INTEREST IN THE COMMON ELEMENTS OF SAID CONDOMINIUM.

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

Subject to taxes for 2023 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Marsha J Cunningham Living Trust dated August 3, 2020

By: Marsha J Cunningham, Trustee
Marsha J. Cunningham, Individually and as Trustee

1539 Pleasant Grove Dr.
Dunedin, FL 34698
WITNESS 1 ADDRESS

1889 Barcelona Dr.
Dunedin, FL 34698
WITNESS 2 ADDRESS

R
WITNESS
PRINT NAME: Raina Peterson

Kelly Chen
WITNESS
PRINT NAME: Kelly Chen

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 20 day of December, 2024, by Marsha J. Cunningham, Individually and as Trustee of Marsha J Cunningham Living Trust dated August 3, 2020.

R
Signature of Notary Public
Print, Type/Stamp Name of Notary



RAINA PETERSON
Commission # HH 218783
Expires May 21, 2026

Personally Known: _____ OR Produced Identification:
Type of Identification Produced: FL DL

**CERTIFICATE OF APPROVAL
OF SALE AND TRANSFER OF
CONDOMINIUM OWNERSHIP
AT**

Innisbrook

This Approval is for the following described condominium.

Apartment No. 106, Innisbrook Condominium No. 22 Lodge No. 22, a condominium according to the Declaration of Condominium Recorded in the O.R. Book 4153 Page 1014 of the public records of Pinellas County, Florida, and amendments thereto.

BEFORE ME, the undersigned personally appeared:

John Kosanovich and Joseph Corbett, President

Who, after being first duly sworn, deposed and say as follows:

THAT they are the President and Secretary, respectively of INNISBROOK CONDOMINIUM ASSOCIATION, INC., a corporation not for profit under the laws of the State of Florida, and that the Association through its Board of Directors has approved the resale and transfer of the condominium apartment set forth above to Thomas Wildenauer purchaser and has authorized the undersigned to execute this Certificate of Approval as its official act. In the event the closing does not occur within 60 days following the date of approval, this Certificate of Approval shall expire, and a new application must be submitted.

[Signature]

Innisbrook Condominium Association INC

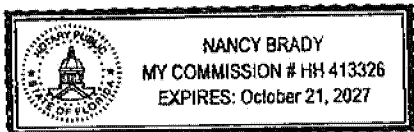
Secretary

[Signature]

Innisbrook Condominium Association INC

President

SWORN TO and SUBSCRIBED before me this 19 day of December 2024
by John Kosanovich and Joseph Corbett
who are personally known to me and who did not take an oath.



[Signature]
Notary Public, State of Florida At Large

Innisbrook Condominium Association, Inc., 36750 US 19 North, Palm Harbor, Florida 34684