

**Prepared By: KIRA MACKLIN**

First Integrity Title Company  
390 Union Blvd, Suite 100  
Lakewood, CO 80228

**Return To:**

Adam C. Petro and Brianna N. Petro  
Attn: Adam C. Petro  
3269 Parkway Place  
Palm Harbor, FL 34684

Order No.: 106-2418880-S

Property Appraiser's Parcel I.D. (folio) Number:  
31-27-16-88335-000-1360

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this December 3, 2024 by Faraway SG LLC, a Delaware limited liability company existing under the laws of Delaware, and having its principal place of business at 90 Park Ave, 31st Floor, New York, NY 10016 (the "Grantor"), and Adam C. Petro and Brianna N. Petro, a married couple whose post office address is 3269 Parkway Place, Palm Harbor, FL 34684, (the "Grantee"):

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representative and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of \$387,000.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in County of Pinellas, State of Florida, viz:

Lot 136, and the North 4 feet of Lot 137, Sunshine Estates, according to the Plat thereof, recorded in Plat Book 72, Page(s) 27 and 28, of the Public Records of Pinellas County, Florida.

Also known by street and number as: 3269 Parkway Place, Palm Harbor, FL 34684  
Folio No.: 31-27-16-88335-000-1360

SUBJECT TO all current taxes and assessments, reservations in patents, easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations, liabilities and other matters as may appear of record; all matters that would be disclosed by an accurate ALTA/ACSM survey or physical inspection of the Property; and the applicable zoning and use regulations of any municipality, county, state or the United States affecting the Property.

AND Grantor hereby binds Grantor and Grantor's successors to warrant and defend the title to the Property as against all acts of Grantor and none other, subject to the matters set forth above.

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; and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers duly authorized, the day and year first above written.

Signed, sealed and delivered in presence of:

Arthur Chung  
Witness Signature

Arthur Chung  
Printed Name of First Witness

272 Goldstar St Henderson, NV 89012  
Address of First Witness

Talia J Brown  
Witness Signature

Talia J Brown  
Printed Name of Second Witness

7201 Stacy Rd #2110, McKinney, TX 75070  
Address of Second Witness

Faraway SG LLC, a Delaware limited liability company  
By: Darwin Transaction Services LLC, a Delaware limited liability company, as attorney-in-fact

By: Alyson Cimino  
Name: Alyson Cimino

Its: Authorized Signor

Grantor Address:  
90 Park Ave, 31st Floor  
New York, NY 10016

STATE OF Texas  
COUNTY OF Collin

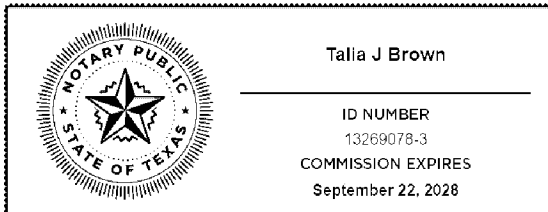
DOCUMENT: SPECIAL WARRANTY DEED *TJB*

On this 3rd day of December, 2024, before me using audio-video technology, Alyson Cimino, authorized signor for Darwin Transaction Services LLC, a Delaware limited liability company as attorney-in-fact for Faraway SG LLC, a Delaware limited liability company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he or she claims to be, and acknowledged that he or she signed the above/attached document.

Talia J Brown  
Notary Public

Talia J Brown  
Print Name

Witness my hand and official seal.  
My Commission Expires: 09/22/2028



Electronically signed and notarized online using the Proof platform.