

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

**Order No.:** FTPA24-146748

APN/Parcel ID(s): 15/29/15/54450/024/0280

### WARRANTY DEED

THIS WARRANTY DEED dated January 10, 2025, by Chad Webster Fleming and Samantha Elizabeth Schcumacher-Fleming, F/K/A Samantha Elizabeth Aberle husband and wife, hereinafter called the grantor, to Robin Richard Robinson, an unmarried man and Mark Bruce Skane and Marina Skane, husband and wife, as joint tenants with full rights of survivorship, whose post office address is 611 Druid Road E, Suite 704, Clearwater, FL 33756, 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 28, Block 24, Magnolia Park, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 43, 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:

[Signature]  
Witness Signature

Gloria Myers  
Print Name

Address: 2535 N Ashley St  
Valdosta, GA 31402

[Signature]  
Chad Webster Fleming

Samantha Elizabeth Schumacher-Fleming  
Samantha Elizabeth Schumacher-Fleming  
F/K/A Samantha Elizabeth Aberle

Address: 39 Stone Ridge Dr  
Tifton, GA 31793

[Signature]  
Witness Signature

Winola Day  
Print Name

Address: 501 Habersham Rd  
Valdosta, GA 31402

State of Georgia  
County of Wt

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 4<sup>th</sup> day of January, 2025, by Chad Webster Fleming and Samantha Elizabeth Schumacher-Fleming, to me known to be the person(s) described in or who have produced Drivers license as identification and who executed the foregoing instrument and they acknowledged that they executed the same.

[Signature]  
Name: Winola Day  
Notary Public in and for the State of Georgia  
My Commission Expires: 3/15/2026

