

Prepared by and Return to:  
Tiffany Holt  
Anclote Title Services, Inc  
38868 US Highway 19 North  
Tarpon Springs, Florida 34689

File Number: 25-106

### General Warranty Deed

Made this January 29, 2025 A.D. By LINDA GUY and PHILLIP SNIPES, wife and husband, whose address is: 34 Moya Loop, Santa Fe, New Mexico 87508, hereinafter called the grantor, to DAVID DITTO and LUCINDA DITTO, husband and wife, whose post office address is: 111 71st Street S, Saint Petersburg, Florida 33707, hereinafter called the grantee:

(Whenever 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 Eight Hundred Seventy Five Thousand dollars & no cents, (\$875,000.00) 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 10, Block 45, Revised Map of Davista, according to the Plat thereof, recorded in Plat Book 4, Page(s) 24, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 19-31-16-20484-045-0100

**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.

**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.

**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:*

Constance M. Hilton  
Witness Printed Name Constance Hilton  
Address 260 170<sup>th</sup> Ave Treasure Island  
33706

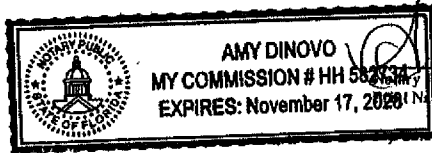
Linda Guy (Seal)  
LINDA GUY  
Address: 34 Moya Loop, Santa Fe, New Mexico 87508

Amy Dinovo  
Witness Printed Name Amy Dinovo  
Address 238 Beach Drive St Pete  
33701

Phillip Snipes (Seal)  
PHILLIP SNIPES  
Address: 34 Moya Loop, Santa Fe, New Mexico 87508

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24 day of January, 2025, by LINDA GUY and PHILLIP SNIPES, who are personally known to me or who has produced drivers license as identification.



Amy Dinovo  
Name: Amy Dinovo  
Commission Expires: 11/17/28