

Prepared by and return to:

Amy Moran
Luxe Title Services
1100 4th Street North
Ste. 102
St. Petersburg, FL 33701

File No 25-5509

Parcel Identification No 12-31-16-69570-005-0110

[Space Above This Line For Recording Data]

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

This indenture made the 31st day of January, 2025 between Canopy Builders LLC, a Florida Limited Liability Company, whose post office address is 1900 Doctor Martin Luther King Junior Street North, St. Petersburg, FL 33704, of the County of Pinellas, Florida, Grantor, to Advanta IRA Services, LLC FBO Khedjia Nottingham IRA #8013876, whose post office address is 4790 140th Avenue North, Clearwater, FL 33762, 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:

Lot 11, Block 5, Map of Pinellas Addition To St. Petersburg, Fla., according to map or plat thereof as recorded in Plat Book 1, Page 9, of the Public Records of Pinellas County, Florida.

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

Subject to taxes for 2025 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:

Canopy Builders LLC, a Florida Limited Liability Company

By: [Signature]
Benjamin M. Gelston, Manager

1100 4th St N St Pete FL 33701

WITNESS 1 ADDRESS

1100 4th St N St Pete FL 33701

WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: Rachel Perez

[Signature]
WITNESS
PRINT NAME: Amy L. Moran

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 31st day of January, 2025 by Benjamin M. Gelston, Manager of Canopy Builders LLC, a FL limited liability company, on behalf of the company who is personally known to me or who has produced (type of identification) as identification.

[Signature]
(Signature of person taking acknowledgment)
(Name typed, printed or stamped) Amy L. Moran
(Title or rank) Escrow officer
(Serial number, if any)

