

Prepared by and return to:  
Morgan Thomson  
Elevated Title Services, LLC  
2945 Alternate 19 N.  
Suite B  
Palm Harbor, FL 34683  
(727) 712-3535  
File No 25-113

Parcel Identification No 14/28/15/27270/000/1490

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Consideration: \$0

## WARRANTY DEED

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

**This indenture made the 3rd day of February, 2025 between Lauren Lefave, an unmarried woman, whose post office address is 2370 Demaret Drive, Dunedin, FL 34698, Grantor to Lauren Lefave, an unmarried woman, and Christopher Horvath, an unmarried man, as Joint Tenants With Right of Survivorship, whose post office address is 2370 Demaret Drive, Dunedin, FL 34698 and 207 Bayside Boulevard, Oldsmar, FL 34677, 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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to-wit:

Lot 149, FOURTH ADDITION TO FAIRWAY ESTATES, according to the map or plat thereof, as recorded in Plat Book 50, Page(s) 2 and 3, 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 Grantees 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:

*Lauren Lefave*  
Lauren Lefave

WITNESS: *Adelle Gibson*  
PRINT NAME: Adelle Gibson  
ADDRESS: 2945 Alt 19 W, Suite B  
Palm Harbor, FL 34683

WITNESS: *Morgan Thomson*  
PRINT NAME: Morgan Thomson  
ADDRESS: 2945 Alt 19 W, Suite B  
Palm Harbor, FL 34683

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 3rd day of February, 2025 by Lauren Lefave, who is personally known to me or who has produced FL DL as identification.

*Morgan Thomson*  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

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

