

Prepared by and return to:

Joseph McSherry
Assurity Title LLC
10129 Gallant Lane
Tampa, FL 33625
(813) 556-7501
File No 2025-1879
Consideration: 399,000.00

General Warranty Deed

Made this 14th day of February, 2025 A.D. between **Dwight David Snow, an unmarried man, and Kendra Snow Timanus, an unmarried woman**, whose post office address is **14025 Old Crystal River Road, Brooksville, FL 34601**, of the County of Hernando, State of Florida, Grantors, to **Bradley Broderick and Laurie Broderick, a married couple**, whose post office address is **PO BOX 396, Marion, MA**, of the County of , Commonwealth of Massachusetts, Grantees:

(Whenever used herein the term "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 grantors, for and in consideration of the sum of Ten Dollars, (\$10.00) 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, FL, viz:

Lot 3, Block "S", GROVE TERRACE, according to the map or plat thereof, as recorded in Plat Book 9, Page 60, of the Public Records of Pinellas County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 34-28-15-33984-019-0030

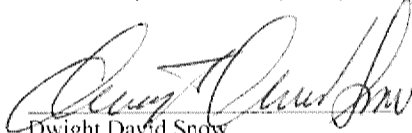
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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:



Dwight David Snow

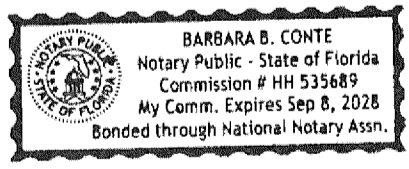

Witness
Print Name: Barbara B. Conte
9107 W Forest View Dr
Homosassa, FL 34448
Witness Address


Witness
Print Name: Chris Remmert
5111 S. Gray Palmetto
Homosassa FL 34448
Witness Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH Hernando BBC

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 14th day of February, 2025, by Dwight David Snow.


Signature of Notary Public
Print, Type/Stamp Name of Notary Barbara B. Conte



Personally Known: _____ OR Produced Identification: X
Type of Identification Produced: FL Drivers License

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Signed, sealed and delivered in our presence:

Kendra Snow Timanus
Kendra Snow Timanus

C. McSherry
Witness
Print Name: Cassandra McSherry
10129 Gallant Ln
Tampa, FL 33625
Witness Address

Chris
Witness
Print Name: Chris Benner-T
26914 Mondon Hill
Brooksville, FL 34601
Witness Address

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 12 day of February, 2025, by Kendra Snow Timanus.

C. McSherry
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification:
Type of Identification Produced: FLDL

