

Prepared by
Elizabeth Knightly, an employee of
First American Title Insurance Company
1731 South Kings Avenue
Brandon, Florida 33511
(813)514-2828

Return to: Grantee

File No.: 13579-2813779

WARRANTY DEED

THIS INDENTURE, executed on **February 21, 2025**, between

Scott Brendon Bullard, an unmarried man

whose mailing address is: 2910 Red Coat Circle, Brandon, FL 33511,
hereinafter called the "grantor", and

Gator Mountain Properties, LLC, a Florida limited liability company

whose mailing address is: 3710 Bayshore Blvd NE, St. Petersburg, FL 33703,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Pinellas** County, **FL**, to-wit:

Lot(s) 9 and the Southerly 1/2 of Lot 8, Block 3, BLOCKS 3 TO 21 INCL, AND 28 & 29 OF OVERLOOK SECTION SHORE ACRES, according to the map or plat thereof, as recorded in Plat Book 7, Page 56, of the Public Records of Pinellas County Florida

Parcel Identification Number: **04/31/17/81522/003/0090**

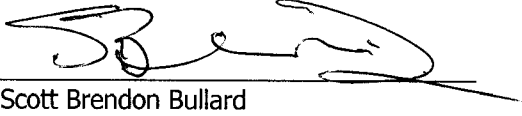
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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

To Have and to Hold, the same in fee simple forever.

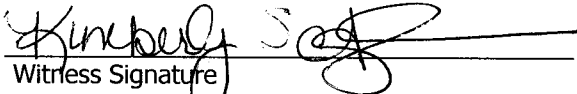
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2024.

In Witness Whereof, the grantor has hereunto set their hand(s) and seal(s) the day and year first above written.



Scott Brendon Bullard

Signed, sealed and delivered in our presence:




Witness Signature

Kimberly S Aguilar

Print Name

Print Post Office Address: 7258 BUCKS FORD
Riverview, FL
33578



Witness Signature

Elizabeth Knightly

Print Name

Print Post Office Address: 1731 Stinger Ave
Brandon FL 33511

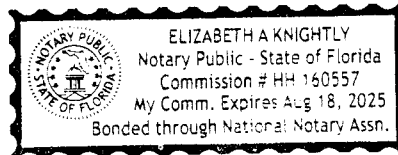
State of Florida
County of Hillsborough

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on 2-21-2025, by **Scott Brendon Bullard, an unmarried man**.



Notary Public

(Printed Name)



My Commission expires: _____

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's license

{Notarial Seal}