

Prepared by:  
Joshua Bramer  
Compass Land & Title, LLC  
360 Central Avenue, Suite 450  
Saint Petersburg, Florida 33701

File Number: 25-134

Consideration: \$387,000.00

## General Warranty Deed

Made this February 25, 2025 A.D. By **Catherine J. Gerber and Gregory A. Gerber, wife and husband, and Tiffany Marie Gerber, an unmarried woman**, whose address is: 600 W. State St. #A225, Kennett Square, Pennsylvania 19348, hereinafter called the grantor, to **Peter Gunn, ,** whose post office address is: 420 40th St N, St Petersburg FL 33713, hereinafter called the grantee:

(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 grantor, 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 County, Florida, viz:

The South 1/2 of Lots 1 and 2, Block 6, Russell Park, according to the plat thereof, as recorded in Plat Book 5, Page(s) 47, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 22-31-16-77562-006-0010

**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.

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**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:*

x: Morgan Willcutt  
Witness Printed Name: Morgan Willcutt  
Witness Print Address: 600 West State Street (Apt A225)  
Kennett Square, PA 19348

Catherine J. Gerber (Seal)  
Catherine J. Gerber

x: Ana M. Navarro  
Witness Printed Name: Ana M. Navarro  
Witness Print Address: 530 S. Lincoln Ave  
Lebanon, PA 17042

Gregory A. Gerber (Seal)  
Gregory A. Gerber

Tiffany Marie Gerber (Seal)  
Tiffany Marie Gerber

State of Pennsylvania  
County of Lebanon

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 22 day of February, 2025, by Catherine J. Gerber and Gregory A. Gerber, wife and husband, and Tiffany Marie Gerber, an unmarried woman, who is/are personally known to me or who has produced Pennsylvania Driver License as identification.

Ana M. Navarro  
Notary Public  
Print Name: Ana M. Navarro  
My Commission Expires: 09/19/2028