

**Prepared by and Return To:**  
Dana Dossey  
Masterpiece Title, a division of LandCastle Title  
Group, LLC  
15302 Casey Road  
Tampa, FL 33624

**Order No.:** MP7125-00064

APN/Parcel ID(s): 25/28/16/63864/003/0140

### WARRANTY DEED

THIS WARRANTY DEED dated March 17, 2025, by Douglas A. Brown and Debra J. Brown f/k/a Debra J. Markham, husband and wife, hereinafter called the grantor, to Alessandro C. Sousa and Tasha S. Wainman, as Trustees of the Sousa and Wainman Family Trust, dated February 21, 2025, whose post office address is 8115 Honeybee Ln, Tampa, FL 33635, hereinafter called the grantee:

(Wherever used herein the terms "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 And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Lot 14, Block 3, Oldsmar Country Club Estates Section Two, according to the map or plat thereof, as recorded in Plat Book 51, Page(s) 17, of the Public Records of Pinellas County, Florida.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*Todd Fruttin*  
Witness Signature

Todd Fruttin  
Print Name

Address: 1018 E Hamilton Ave  
Tampa FL 33604

*Dana M Dossey*  
Witness Signature

Dana M Dossey  
Print Name

Address: ~~1113~~ 15300 Casey Rd  
Tampa, FL 33624

*Douglas A. Brown*  
Douglas A. Brown

*Debra J. Brown*  
Debra J. Brown f/k/a Debra J. Markham

Address: 416 Country Club Drive  
Oldsmar, FL 34677

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of March, 2025, by Douglas A. Brown and Debra J. Brown f/k/a Debra J. Markham, to me known to be the person(s) described in or who has/have produced *Dana M Dossey* as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

*Dana M Dossey*  
NOTARY PUBLIC  
My Commission Expires:

