

Return to:  
Name: Platinum National Title, LLC  
Address: 28163 US Highway 19 North, Suite 100  
Clearwater, FL 33761  
This instrument prepared by: Leah Negri  
Platinum National Title, LLC  
28163 US Highway 19 North, Suite 100  
Clearwater, FL 33761  
as a necessary incident to the fulfillment of conditions  
contained in a title insurance commitment issued by it.  
File No.: 2025-185

## WARRANTY DEED

This Warranty Deed Made this 8<sup>th</sup> day of April, 2025 by **John-Charles Allaire and Anne Marie Allaire a/k/a Anne Marie Ross, husband and wife**, hereinafter called the Grantor,

to: **SAMANTHA DAO, Single**, whose post office address is: 188 W SAINT JAMES ST UNIT 10806, San Jose, CA 95110 hereinafter called the Grantee,

**WITNESSETH:** That said Grantor, for and in consideration of the sum of \$10.00 Dollars, 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 situated in Pinellas County, Florida, viz:

**The North 25 feet of Lot 15 and the South 55 feet of Lot 16, Block G, Lofty Pine Estates First Addition, a subdivision according to the plat thereof recorded in Plat Book 45, Page 56, of the Public Records of Pinellas County, Florida.**

Property Appraisers Parcel Identification (Folio) Number(s): 25-28-15-52434-007-0150

**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 12/31/2024, reservations, restrictions and easements of record, if any.

(The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates)

Continuation of Deed – Allaire to Dao

IN WITNESS WHEREOF, Grantor has hereunto set Grantor’s hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]  
WITNESS #1

[Signature]  
**JOHN-CHARLES ALLAIRE**  
Address: 80 TIFFT RD, North Smithfield, RI 02896

Jessica Thompson  
Witness #1 Print Name

Witness #1 Print Address:  
636 Eddie Dowling Hwy  
North Smithfield RI 02896

[Signature]  
WITNESS #2

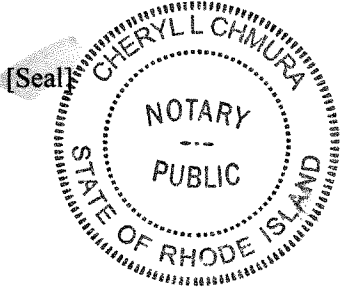
Cheryl L Chmura  
Witness #2 Print Name

Witness #2 Print Address:  
1 EVANS WAY  
CRANSTON RI 02920

State of Rhode Island

County of Providence

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 1st day of APRIL, 2025 by JOHN-CHARLES ALLAIRE who  are personally known or  have produced drivers' licenses as identification.



[Signature]  
Notary Public  
Print Name: Cheryl L Chmura  
My Commission Expires: 4-22-2025

**Continuation of Deed – Allaire to Dao**

IN WITNESS WHEREOF, Grantor has hereunto set Grantor’s hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

*Anne Marie Allaire*  
*AKA Anne Marie Ross*

*Kristine Daugherty*  
WITNESS #1

**ANNE MARIE ALLAIRE a/k/a ANNE MARIE ROSS**  
Address: 3977 BOULDER VIEW DRIVE, Belmont, MI 49306

Kristine Daugherty  
Witness #1 Print Name

Witness #1 Print Address:

7765 Kenrob Dr SE  
Grand Rapids, MI 49506

*Ryan Daugherty*  
WITNESS #2

Ryan Daugherty  
Witness #2 Print Name

Witness #2 Print Address:

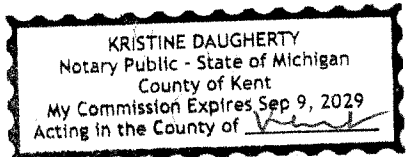
7765 Kenrob Dr SE  
Grand Rapids, MI 49546

State of MI

County of Kent

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of March, 2025 by ANNE MARIE ALLAIRE a/k/a ANNE MARIE ROSS who  are personally known or  have produced drivers' licenses as identification.

[Seal]



*Kristine Daugherty*  
Notary Public  
Print Name: Kristine Daugherty  
My Commission Expires: 9/9/2029