

Prepared by and return to:

Matthew G. Palentchar

Attorney at Law

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File Number: 2021-98

Will Call No.: 2558

\$ 530,000.⁰⁰

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Warranty Deed

This Warranty Deed made this 31st day of **March, 2021** between **Mikayla Blackwell, f/k/a Mikayla Perri, and Jonathan Blackwell, husband and wife, as joint tenants with full rights of survivorship**, whose post office address is **1153 40th Ave NE, Saint Petersburg, FL 33703**, grantor, and **Robert C. Ritchie and Donna R. Ritchie, husband and wife, as tenants by the entirety** whose post office address is **148 Ricardo Way NE, Saint Petersburg, FL 33704**, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$10.00)** and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Pinellas County, Florida** to-wit:

Lot 16, Block 1, NORTH EAST PARK SHORES FIRST ADDITION, according to the map or plat thereof as recorded in Plat Book 59, Page 95, Public Records of Pinellas County, Florida.

Parcel Identification Number: 05-31-17-60606-001-0160

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, 2020**.

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:

Witness Name: Matthew Palentchar

Witness Name: Matthew Palentchar

Witness Name: _____

Witness Name: _____

[Signature] (Seal)
Jonathan Blackwell

[Signature] (Seal)
Mikayla Blackwell

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of March, 2021 by Jonathan Blackwell and Mikayla Perri, who are personally known or have produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: _____

My Commission Expires: _____

