



Prepared by
Michelle Minns, an employee of
First American Title Insurance Company
13901 Carrollwood Village Run
Tampa, Florida 33618
(813)440-5770

Return to: Grantee

File No.: 12656-2739598

WARRANTY DEED

THIS INDENTURE, executed on **April 13, 2022**, between

Kim Ruiz Lozada, a single woman and Ilka Maria Fernandez, a married woman

whose mailing address is: 13405 Jomar Drive, Tampa, FL 33617,
hereinafter called the "grantor", and

Robby S. Robinson and Wendy S. Robinson, husband and wife

whose mailing address is: 6342 Rock Creek Circle, Ellenton, FL 34222,
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:

Unit 106, Building G, in accordance with and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium of BRYN MAWR AT COUNTRYSIDE II, A CONDOMINIUM, PHASE II, as recorded in Official Records Book 5719, Page 404, and any amendments thereto, and the plat thereof as recorded in Condominium Plat Book 46, Pages 37 through 44, amended in Condominium Plat Book 53, Page 113; Condominium Plat Book 74, Pages 59 through 62 and Condominium Plat Book 92, Pages 28 through 31, all of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements.

Parcel Identification Number: **29/28/16/12641/007/1060**

The land is not the homestead of the Grantor under the laws and constitution of the State of Florida and neither the Grantor nor any person(s) for whose support the Grantor is responsible reside on or adjacent to the land.

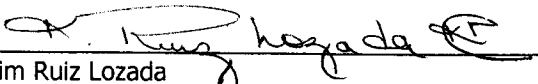
Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

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.

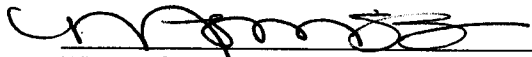
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st of 2021.

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

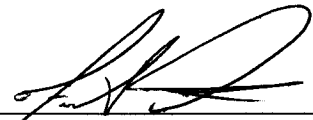


Kim Ruiz Lozada

Signed, sealed and delivered in our presence:



Witness Signature



Witness Signature

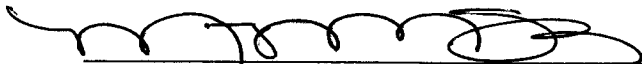
Print Name: Michelle L Minns

Print Name: Fernando Quinones

State of Florida

County of: Hillsborough

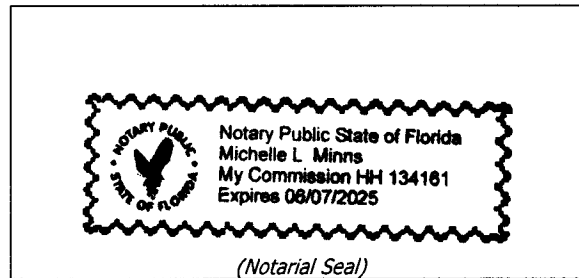
The **Foregoing Instrument Was Acknowledged** before me by means of physical presence or online notarization, on 4.13.2022, by Kim Ruiz Lozada.



Notary Public

(Printed Name)

My Commission expires: _____



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

US Passport



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

Ilka Maria Fernandez
Ilka Maria Fernandez

Signed, sealed and delivered in our presence:

Crystal Davis
Witness Signature

Print Name: Crystal Davis

State of Florida

County of Pinellas

Fernando Quinones
Witness Signature

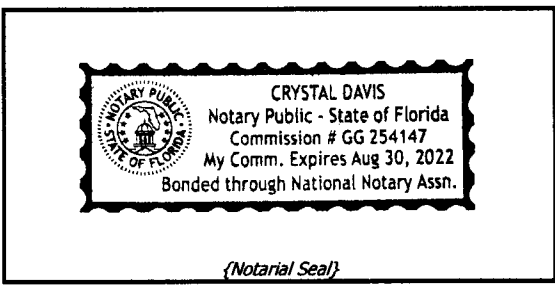
Print Name: Fernando Quinones

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on April 13th, 2022, by Ilka Maria Fernandez.

Crystal Davis
Notary Public

Crystal Davis
(Printed Name)

My Commission expires: Aug 30th, 2022



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