

Prepared by:

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Return to:

Coastal Key Title, LLC
4023 North Armenia Avenue, Suite 200
Tampa, FL 33607

Transfer Price: 400,000.00

File No 2022-CKTL-311

Parcel Identification No 21-29-15-07353-000-8090

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WARRANTY DEED

(STATUTORY FORM - SECTION 689.02, F.S.)

This indenture made the 6th day of January, 2023 between H. William Koster, III and Michael Charles Koster, Co-Trustees of The Margaret McSoley Coupe Revocable Trust Agreement dated May 30, 2019, whose post office address is 6 Barron Circle Chappaqua NY 10517 of the County of Westchester, NY, Grantor, to Todd McWhirter, whose post office address is 100 Oakmont Ln #809 Belleair, of the County of Pinellas, FL, Grantee:
FL 33754

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Unit 809, Belleview Biltmore Villas-Bayshore I, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3886, Page 750, and all amendments thereto, of the Public Records of Pinellas County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2022 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
WITNESS
PRINT NAME: Michael J. DeBellis

[Signature]
WITNESS
PRINT NAME: Joanne DeBellis

The Margaret McSoley Coupe Revocable Trust Agreement
dated May 30, 2019

By: [Signature]
H. William Koster, III, Co-Trustee

STATE OF ~~FLORIDA~~ New York
COUNTY OF ~~HILLSBOROUGH~~ Westchester

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 12 day of January, 2023, by H. William Koster, III Co-Trustee of The Margaret McSoley Coupe Revocable Trust Agreement dated May 30, 2019.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: _____
Type of Identification
Produced: ny drivers license

JOANNE DEBELLIS
NOTARY PUBLIC-STATE OF NEW YORK
No. 01DE6093495
Qualified in Orange County
My Commission Expires 06-02-2023

Bernard B. Brown

WITNESS **Bernard B. Brown**
PRINT NAME: _____

INEZ L BROWN

INEZ L BROWN
PRINT NAME: _____

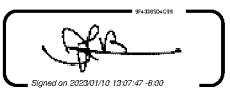
The Margaret McSoley Coupe Revocable Trust Agreement
dated May 30, 2019

By: **Michael C koster**

Michael Charles Koster, Co-Trustee

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 10th day of January, 2023, by Michael Charles Koster, Co-Trustee of The Margaret McSoley Coupe Revocable Trust Agreement dated May 30, 2019.



Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: **X**
Type of Identification
Produced: Driver License

Inez L Brown
Commission # GG 920549
Notary Public - State of Florida
My Commission Expires Oct 08, 2023

Notarial act performed by audio-visual communication

Warranty Deed

E1A278F2-AFD7-41D1-8AEF-DA87A19C58D6 --- 2023/01/10 12:11:28 -8:00 --- Remote Notary

