

This Instrument Prepared by:

Kourtnie N. Tempesta
Albatross Title Services
200 Central Avenue
4th Floor
St. Petersburg, FL 33701

After Recording Return to:

Albi Muka and Liuis Naranjo Diaz
1865 Paradise Lane
Clearwater, FL 33756
File No.: 2023-06-2777

Parcel Identification Number:

26-29-15-57726-000-0790

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "**Deed**") is made as of this **30th day of June, 2023** between **Rodolfo J. Stechmann, an unmarried man, and Lauren A. Stechmann n/k/a Lauren Ashley McKinzie, an unmarried woman**, whose mailing address is **1865 Paradise Lane, Clearwater, FL 33756** ("**Grantor**") to, **Albi Muka and Liuis Naranjo Diaz, husband and wife, as tenants by the entirety** whose mailing address is **10319 Alberta Court, New Port Richey, FL 34654** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Pinellas** County, Florida and fully described as follows:

Property Address: **1865 Paradise Lane, Clearwater, FL 33756**

Lot 79, Midway Acres, according to the Plat thereof, recorded in Plat Book 61, Page(s) 95, of the Public Records of Pinellas County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but none other.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

[Signature]
Print Name: Karen L. Hale

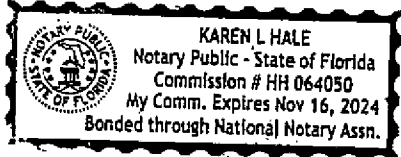
[Signature]
Rodolfo J. Stechmann

[Signature]
Print Name: MATTHEW D. HALE

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30 day of June, 2023, by Rodolfo J Stechmann.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary
Karen L. Hale



Personally Known: _____ OR Produced Identification:
Type of Identification
Produced: DRIVERS LICENSE

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

GRANTOR:

Tina Shoemaker Hancock

Print Name: Tina Shoemaker Hancock

Christina Beresford

Print Name: Christina Beresford

Lauren A. Stechmann

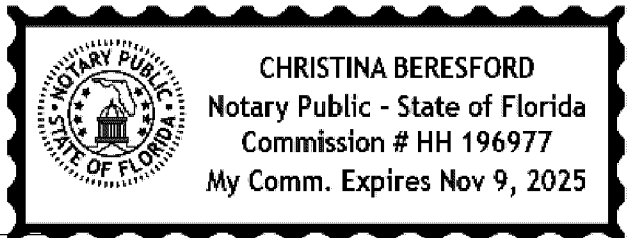
Lauren A. Stechmann

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization this 30th day of June, 2023, by Lauren A Stechmann, now known as Lauren Ashley McKinzie.

Christina Beresford

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



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