

Quitclaim Deed

RECORDING REQUESTED BY Peter Callon Villandry - Single

AND WHEN RECORDED MAIL TO: Lindsay Nicole Villandry - Daughter, Grantee(s)
3460 CountrySide BLVD #58
Clear Water, FLA 33761

Consideration: \$ \$ 100.00

Property Transfer Tax: \$ 7.00 Unless More

Assessor's Parcel No.: 17/28/16/18697/000/0580

PREPARED BY: Peter Callon Villandry certifies herein that he or she has prepared this Deed.

Peter C Villandry
Signature of Preparer

9-7-2023
Date of Preparation

Peter C Villandry
Printed Name of Preparer

6037 109th Terrace
Pinecrest Park, FL 33782
THIS QUITCLAIM DEED, executed on 9-7-2023

in the County of Pinellas County, State of Florida

by Grantor(s), Peter Callon Villandry
whose post office address is 6037 109th Terrace Pinecrest Park, Florida 33782

to Grantee(s), Lindsay Nicole VILLANDRY
whose post office address is 3460 CountrySide Blvd #58 Clearwater, Fla, 33761

WITNESSETH, that the said Grantor(s), Peter Callon VILLANDRY,
for good consideration and for the sum of One Hundred dollars \$100.00
(\$ 100.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged,

does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title,
in Pinellas County, Florida

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Pinellas, State of Florida and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

[Signature]
Signature of Grantor

Signature of Second Grantor (if applicable)

Peter Villandry
Print Name of Grantor

Print Name of Second Grantor (if applicable)

[Signature]
Signature of First Witness to Grantor(s)

Scott Bradley
Signature of Second Witness to Grantor(s)

Destany Leslie
Print Name of First Witness to Grantor(s)

Scott Bradley
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

[Signature]
Signature of Grantee

Signature of Second Grantee (if applicable)

Lindsay Villandry
Print Name of Grantee

Print Name of Second Grantee (if applicable)

[Signature]
Signature of First Witness to Grantee(s)

Scott Bradley
Signature of Second Witness to Grantee(s)

Destany Leslie
Print Name of First Witness to Grantee(s)

Scott Bradley
Print Name of Second Witness to Grantee(s)

NOTARY ACKNOWLEDGMENT

State of Florida

County of Pinellas

On September 13th, 2023, before me, Nathaniel Jabonero, a notary public in and for said state, personally appeared, Peter Villandry, Lindsay Villandry

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

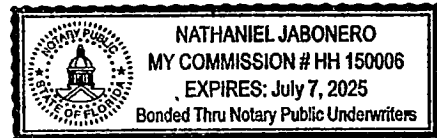
WITNESS my hand and official seal.

Nathaniel Jabonero
Signature of Notary

Affiant Known _____ Produced ID

Type of ID FLDL

(Seal)



I#: 2023223254 BK: 22548 PG: 2337, 08/28/2023 at 03:12 PM, RECORDING 2 PAGES
\$18.50 D DOC STAMP COLLECTION \$2170.00 KEN BURKE, CLERK OF COURT AND
COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk105444

Prepared By and Return To: Maria L. Aldridge

Capstone Title, LLC
321 Indian Rocks Road N.
Belleair Bluffs, FL 33770

Order No.: 715-23-028

Property Appraiser's Parcel I.D. (folio) Number:
17/28/16/18687/000/0580

WARRANTY DEED

THIS WARRANTY DEED dated August 28, 2023, by Steven E. Hitchcock, Trustee of Trust No. 3460-58 dated June 23, 2020, whose post office address is P.O. Box 359, Clearwater, Florida 33757 (the "Grantor"), to Peter C. Villandry, a Single Man, whose post office address is 6037 109th Terrace, Pinellas Park, Florida, 33782 (the "Grantee").

(Wherever 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)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situated in County of Pinellas, State of Florida, viz:

Lot 58, Countryside Woods Townhouses, according to the map or plat thereof, as recorded in Plat Book 96, Page(s) 16 and 17, of the Public Records of Pinellas County, Florida.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s), nor any members of the household of the Grantor(s), reside thereon.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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: 12/31/22.