

Consideration: \$420,000.00

Prepared by and return to:  
Berlin Patten Ebling, PLLC  
Attn: David Reider, Esq.  
525 1st Avenue N  
St. Petersburg, FL 33701  
23-37185-001

Property Appraiser's Parcel ID No.: 24/29/15/96264/000/0190

(FOR INFORMATIONAL PURPOSES ONLY)

## WARRANTY DEED

**THIS WARRANTY DEED**, is made this 26th day of February, 2024, by and between **HENRY GREENBERG, a married man, joined by his spouse, AMANDA ALBUS**, whose address is **8 Ascot Point Circle, 103, Asheville, NC 28803** (hereinafter "GRANTOR"), and **BENJAMIN PENDLETON AND KENDALL LINDSEY, husband and wife, as tenants by the entirety**, whose address is **1516 Kurt Lane, Clearwater, FL 33764** (hereinafter "GRANTEE").

THE GRANTOR, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said GRANTOR in hand paid by said GRANTEE, the receipt and adequacy of which is hereby acknowledged, has granted, bargained aliened, remised, released, conveyed confirmed, and sold to said GRANTEE and GRANTEE'S successors, and assigns forever, the following described real property, including improvements thereon, situated in **Pinellas County, Florida**, to wit:

**LOT 19, WESTCHESTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE 44, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.**

Together with appurtenances, privileges, rights, interests, dower, reversions, riparian rights, remainders and easements thereunto appertaining. GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of said property in fee simple; that it is free of encumbrances except for taxes for the current and subsequent years, easements, reservations, and restrictions of record, if any, which reference thereto shall not serve to re-impose same; that GRANTOR has good right and lawful authority to convey same; and that GRANTEE shall have quiet enjoyment thereof. GRANTOR does hereby fully warrant the title to said property and will defend the same against the lawful claims of all persons whomsoever.

Subject to a mortgage to MERS, as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans dated June 24, 2021, recorded July 14, 2021 in Official Records Book 21624, Page 807 of the Public Records of Pinellas County, Florida, in the sum of \$325,280.00 which sum GRANTEE expressly assumes and agrees to pay; and also hereby assumes and agrees to pay all the obligations of Henry Greenberg under the terms of the instruments creating the loan to indemnify the Department of Veteran Affairs to the extent of any claim payment arising from the guaranty of insurance of the indebtedness above mentioned; as provided by Title 38, Chapter 37, Section 1801, et seq., U.S.C.A., and the Regulations promulgated pursuant thereto.

PennyMac Loan Services, LLC NMLS: 35953. Loan Originator: Wesley Marsh NMLS: 1901502

*(acknowledgment signatures on following page)*

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hands and seals the day and year first above written.

Signed, sealed and delivered in our presence:

WITNESSES:

(1) *Christian C. Smith*  
Printed Name Christian C. Smith  
P.O. Address P O Box 653  
Hendersonville, NC 28793

(2) *Brian Arell*  
Printed Name BRIAN ARELL  
P.O. Address 1219 VALMONT DR.  
HENDERSONVILLE, NC 28791

GRANTOR:

*Henry Greenberg*  
**Henry Greenberg**  
*Amanda Albus*  
**Amanda Albus**

STATE OF NORTH CAROLINA  
COUNTY OF DUNCOMBE

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 26<sup>th</sup> day of February, 2024, by Henry Greenberg and Amanda Albus.

*[Signature]*

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

Personally Known: \_\_\_\_\_ OR Produced Identification: X

Type of Identification

Produced: NCDL / FLDL

Brian Arell  
NOTARY PUBLIC  
Henderson County  
North Carolina  
My Commission Expires 09/22/2025