

Prepared by:
Paramount Title II
Meghan Dukett
6542 US Hwy 41 N , Suite 101B
Apollo Beach, FL 33572
File No.: AB24-125877
This Deed is prepared pursuant to the issuance of Title Insurance

GENERAL WARRANTY DEED

Effective this April 26, 2024, by Francis Barone, III, a single man, whose address is: 120 Golden Isles Dr #52B, Hallandale Beach, FL 33009 hereinafter called the grantor, to Michael Wisniewski, a single man and Linda Wisniewski, unremarried widow, whose post office address is: 22907 Lingemann, Saint Clair Shores, MI 48084, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Pinellas County, Florida, viz:

Unit 52, Building 6, of NEW HAVEN CONDOMINIUM, a Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on plat recorded in Condominium Plat Book 25, Pages 72 through 103, inclusive, all in accordance with and subject to the Declaration of Condominium recorded in Official Records Book 4581, Page 1707 through 1797, inclusive, and amended in Official Records Book 5897, Page 676; Official Records Book 6943, Page 2219 and 2220; Official Records Book 6992, Page 721 and 722; and Official Records Book 10887, Page 2028, and all amendments thereto and all amendments thereto, all in the Public Records of Pinellas County, Florida.

Parcel ID No.: 02-30-15-59841-006-0520

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.

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) or any members of the household of Grantor(s) reside thereon.

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

Prepared by:
Paramount Title II
Meghan Dukett
6542 US Hwy 41 N , Suite 101B
Apollo Beach, FL 33572
incidental to the issuance of a title insurance policy
File No.: AB24-125877

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed and Sealed in Our Presence:

Victoria Mezzatesta

Victoria Mezzatesta

Witness Printed Name

Address

6542 US Hwy 41 N STE101B Apollo Beach, FL 33572

Francis Barone III

Francis Barone, III

Address:

120 Golden Isles Dr #52B
Hallandale Beach, FL 33009

Meghan Dukett

Meghan Dukett

Witness Printed Name

Address

6542 US Hwy 41 N STE101B Apollo Beach, FL 33572

State of Florida
County of Hillsborough

The foregoing instrument was executed and acknowledged before me this 04/25/2024, by means of online notarization, by Francis Barone, III, a single man, who is/are personally known to me or has produced a valid DL as identification.

Meghan Leigh Dukett

NOTARY PUBLIC

My Commission Expires: 04/27/2025



Notarized remotely online using communication technology via Proof.