

Return to:

Robert C. Preziosi and Nancy L. Lovallo
8333 Seminole Boulevard, #418
Seminole, Florida 33772
Parcel I.D. 27/30/15/48396/000/4180

Doc. Stamps \$1,548.40
Recording \$ 19.50

LIFE ESTATE WARRANTY DEED

THIS WARRANTY DEED, is given this 8th day of April, 2024, by **LAKE SEMINOLE SQUARE LLC**, a Delaware limited liability company, as Successor by Conversion to **LAKE SEMINOLE SQUARE MANAGEMENT COMPANY, INC.**, a Tennessee corporation, as successor by merger to **FREEDOM GROUP - LAKE SEMINOLE SQUARE, INC.**, a Tennessee corporation, by authority shown in Official Records Book 17380, Page 2012, in the Public Records of Pinellas County, Florida, (hereinafter called the "Grantor") and **ROBERT C. PREZIOSI**, a single man and **NANCY L. LOVALLO**, husband and wife, an estate for life, whose mailing address is 8333 Seminole Boulevard, #418, Seminole, Florida 33772, (hereinafter called the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of **TWO HUNDRED TWENTY-ONE THOUSAND TWO HUNDRED AND NO/100THS DOLLARS (\$221,200.00)**, the receipt of which is hereby acknowledged, by these presents, does grant, convey, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee, for and during the natural life of the Grantee, all that certain real property in Pinellas County, Florida, described as follows:

UNIT 418, LAKE SEMINOLE SQUARE, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 7226, at Page 869, of the Public Records of Pinellas County, Florida, and, the plat recorded in Condominium Plat Book 105, at Pages 69-88 inclusive, of the Public Records of Pinellas County, Florida; together with any limited common elements appurtenant thereto and an undivided share of the common elements appurtenant thereto; reserving unto itself the remainder of the interests in the described real property.

AND the Grantor hereby covenants with the Grantee that it is lawfully seized of the described real property in fee simple that it has good right and lawful authority to sell and convey the described property; that it hereby fully warrants the title to the described real property and will defend the same against the lawful claims of all persons whomsoever, and that the described real property is free from encumbrances, except the following:

1. Taxes and assessments for the current year and subsequent years.
2. Conditions, restrictions, reservations, covenants, limitations and easements of record, private and public utility easements.
3. Governmental zoning and building laws or ordinances.
4. Questions of location, measurement and survey.

5. DECLARATION OF CONDOMINIUM OF LAKE SEMINOLE SQUARE, A CONDOMINIUM, recorded in Official Records Book 7226, at Page 869 of the public records of Pinellas County, Florida; and the plat of LAKE SEMINOLE SQUARE, A CONDOMINIUM, recorded in Condominium Plat Book 105, at Pages 69 - 88 of the Public Records of Pinellas County, Florida, and the Articles of Incorporation, By-Laws of LAKE SEMINOLE SQUARE CONDOMINIUM ASSOCIATION, INC.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed in its name and its corporate seal to be affixed hereto, by its duly authorized officers, on the day and year first above written.

**LAKE SEMINOLE SQUARE LLC, a
Delaware limited liability company, as
Successor by Conversion to LAKE
SEMINOLE SQUARE MANAGEMENT
COMPANY, INC., a Tennessee
corporation, as successor by merger
Freedom Group – Lake Seminole
Square, Inc., a Tennessee corporation**

**CCRC OpCo Ventures, LLC
A Delaware limited liability company
Its Managing Member**

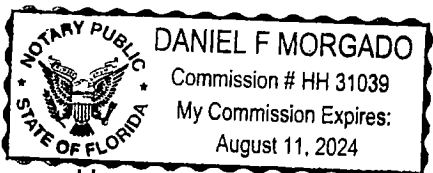
Signed, sealed and delivered
in the presence of:

Rose Itef
* Rose Itef
*(print name of witness)
8333 Seminole Blvd., Seminole, FL 33772

Rachel Sowell
* Rachel Sowell
*(print name of witness)
8333 Seminole Blvd., Seminole, FL 33772
STATE OF FLORIDA
COUNTY OF PINELLAS

By *Josh Sutherland*
Josh Sutherland
its authorized Signatory
8333 Seminole Blvd., Seminole, FL 33772

The foregoing instrument was acknowledged before me this 8th day of April, 2024, before me by means of [x] physical presence or [] online notarization, by Josh Sutherland, Authorized Signatory of CCRC OpCo Ventures, LLC, a Delaware limited liability company, the Managing Member of LAKE SEMINOLE SQUARE, LLC, A Delaware limited liability company, as Successor by Conversion to LAKE SEMINOLE SQUARE MANAGEMENT COMPANY, INC., a Tennessee corporation, as successor by merger to FREEDOM GROUP - LAKE SEMINOLE SQUARE, INC., a Tennessee corporation, on behalf of the company, who is personally known to me.



Daniel Morgado
Notary Public, State of Florida at Large
Commission No. HH 31039
My Commission Expires: 08/11/2024

Prepared by:
Anne C. Beckmann
The Closing Table of Sarasota, LLC
4731 Acorn Circle, Sarasota, FL 34233
(incident to the issuance of title insurance)