

Prepared by and Return To:
Yee Xiong
Fidelity National Title of Florida, Inc.
11244 Park Blvd
Seminole, FL 33772

Order No.: FTPA24-141181

APN/Parcel ID(s): 06/28/16/64646/001/0010

WARRANTY DEED

THIS WARRANTY DEED dated June 14, 2024, by Jason W. Cohenour aka Jason Cohenour, Individually and as a Married Man and Jason W. Cohenour aka Jason Cohenour, as Successor Trustee of the Cohenour Family Trust dated September 23, 2020, hereinafter called the grantor, to Donald Lloyd Dohner, SR, a married man, whose post office address is 1131 Orange Tree Cir W #A, Palm Harbor, FL 34684 and Donald Lloyd Dohner, JR, a married man, whose post office address is 2762 Wilson Court, Palm Harbor, FL 34684, as Joint Tenants with Rights of survivorship, hereinafter called 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 the certain land situated in the County of Pinellas, State of Florida, to wit:

Unit 1-A of Phase IV, Orange Tree Villas, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 4852, Page(s) 492, as amended in Official Records Book 5278, Page 1354 and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida

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

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

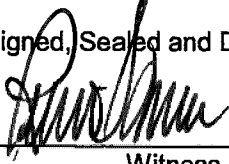
TO HAVE AND TO HOLD the same in Fee Simple forever.

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 December 31, 2023.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:



Witness Signature

ROBERT STEPHEN MASLUC

Print Name

Address: 3 BLUE SPRUCE DRIVE
LADERA RANCHO CA 92644



Witness Signature

MATTHEW GONZALEZ

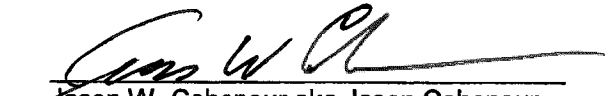
Print Name

Address: 10241 KAMVELA DR
HUNTINGTON BEACH, CA


State of _____
County of _____

The foregoing instrument was acknowledged before me by means of [] physical presence or [] online notarization, this 10 day of MAY, 2024, by Jason W. Cohenour, to me known to be the person(s) described in or who has/have produced _____ as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____



Jason W. Cohenour aka Jason Cohenour,
Individually



Jason W. Cohenour aka Jason Cohenour,
Successor Trustee of the Cohenour Family Trust
dated September 23, 2020

Address: 9035 Shearwater Rd
Blaine, WA 98230

SEE ATTACHED CERTIFICATE
SEE ATTACHED CERTIFICATE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1185

Notary Public for the State of California

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of ORANGE

MAY - 8 2024

On _____ before me,

Robert Stephen Maslac
NOTARY PUBLIC

Here Insert Name and Title of the Officer

personally appeared _____

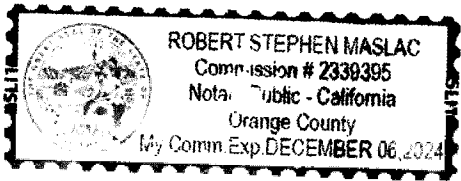
JASON W. GONZALEZ

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal and/or Stamp Above

Signature _____

[Handwritten Signature]

Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: WARRANTY DEED

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: WITNESSED BY MASLAC & GONZALEZ

Capacity(ies) Claimed by Signer(s)

- Signer's Name: _____
- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

- Signer's Name: _____
- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____