

Prepared by and return to:

Ryan Bird  
Ryan Bird Law, PLLC  
4085 U.S. Highway 1  
Ste 101  
Rockledge, FL 32955

File No 24-3995

Parcel Identification No 28-27-16-73091-000-1450

[Space Above This Line For Recording Data]

## WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 28th day of June, 2024 between **Brandon Hentges and Jacqueline Hentges, husband and wife**, whose post office address is 1509 Riverside Drive, Tarpon Springs, FL 34689, of the County of Pinellas, Florida, Grantor, to **Cole Weaver and Trudy Weaver, husband and wife**, whose post office address is 4108 Arlington Drive, Palm Harbor, FL 34685, of the County of Pinellas, Florida, Grantee:

**Witnesseth**, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas, Florida, to-wit:

Lot 145, Presidents Landing Phase 5, according to the map or plat thereof, as recorded in Plat Book 113, Page(s) 5 through 9, inclusive, of the Public Records of Pinellas County, Florida.

**Together with** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**Subject to** taxes for 2024 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**And** Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]  
Brandon Hentges

[Signature]  
Jacqueline Hentges

[Signature]  
WITNESS 1 (SIGN)

**Ryan Bird**

WITNESS 1 (PRINT)

WITNESS 1 ADDRESS :

4085 US Hwy 1 Ste 101  
Rockledge, FL 32955

[Signature]  
NOTARY / WITNESS 2 (SIGN)

Miranda Bird  
NOTARY / WITNESS 2 (PRINT)

WITNESS 2 ADDRESS :

4085 US Hwy 1 Ste 101  
Rockledge, FL 32955

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 28<sup>th</sup> day of June, 2024, by Brandon Hentges and Jacqueline Hentges.

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

Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: Driver's License

