

Prepared by and return to:

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Attorney at Law
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Center Court
1659 Achieva Way, Suite #128
Clearwater, FL 34698
727-461-1111
File Number: 524111

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Warranty Deed

This Warranty Deed, made this 18 day of July, 2024, between Steven Warfe, a married man, whose post office address is 519 Somerville Ave, Tonawanda, New York 14150, Grantors, and Roger P. Hartley, a single person whose post office address is 4661 Carson St NE, Saint Petersburg, Florida 33703.

(Whenever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that the Grantors, 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, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in Pinellas County, Florida, to-wit:

Condominium Unit 207-B, Building 86, of Waterside at Coquina Key North, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 14827, Page 729, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

Parcel Identification Number: 31-31-17-95096-086-2072

Commonly known as: 207 Seahorse DR SE #B, Saint Petersburg, Florida 33705

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.

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

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 Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to convey said land; and the Grantors hereby fully warrant 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.

In Witness Whereof, the Grantors have hereunto set their hands and seals this day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 as to all Grantors

Tina M. Castile
Signature
Tina M. Castile
Printed Name

Steven Warfe
Signature
Steven Warfe
Printed Name
519 Somerville Ave, Tonawanda, New York 14150

Address: 908 Niagara Falls Blvd #252
North Tonawanda, NY 14120

Witness #2 as to all Grantors

Brandon Piasecki
Signature
BRANDON PIASECKI
Printed Name

Address: 908 NIAGARA FALLS BLVD #252
North Tonawanda, NY 14120

State of New York
County of NIAGARA

The foregoing was acknowledged before me by means of physical presence this 18th day of JULY, 20 24, by Steven Warfe who are personally known to me [] or who have produced Driver License as identification.

Brandon W. Piasecki
Signature
Notary Public
Printed Name: BRANDON W. PIASECKI
My Commission Expires: 7/24/25

(NOTARY STAMP/SEAL)

BRANDON W PIASECKI
Notary Public, State of New York
No. 02PI0047079
Qualified in Erie County
Commission Expires 07/24/ 25