

**Prepared by and Return To:**

Zachary Taylor  
Majesty Title Services, a division of LandCastle Title  
Group, LLC  
4006 S MacDill Ave  
Tampa, FL 33611

**Order No.:** MD012410029

APN/Parcel ID(s): 32/31/17/18036/043/0210

**WARRANTY DEED**

THIS WARRANTY DEED dated 11/15/24, by Brenda Williams, a married woman, joined by her spouse, Donte Watt, hereinafter called the grantor, to Alin Florida Ventures 401k for the benefit of Erick Ivan Alin, whose post office address is 3621 Searobin Drive SE, Saint Petersburg, FL 33705, 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:

Lot 21 and the South 0.65 feet of Lot 20, Block 43, Coquina Key Section One, according to the map or plat thereof, as recorded in Plat Book 49, Page(s) 64 and 65, of the Public Records of Pinellas County, Florida.

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

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

Zachary Taylor  
Print Name

4006 S. MacDill Ave.,  
Address:  
Tampa, FL 33611

  
\_\_\_\_\_  
Witness Signature

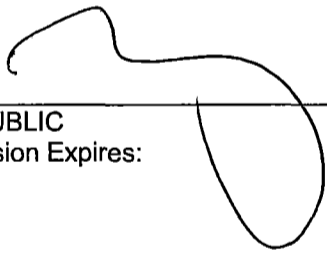
Megan Gates  
Print Name

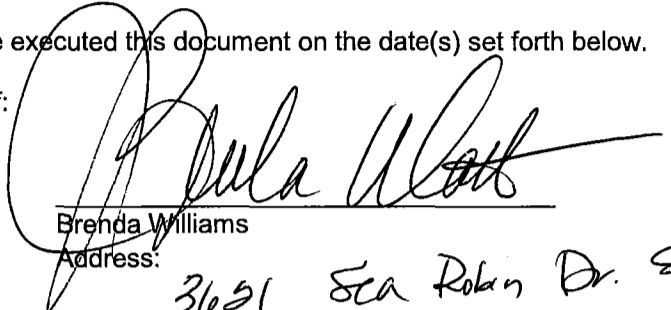
Address: \_\_\_\_\_  
4006 S. MacDill Ave.,  
Tampa, FL 33611

State of Florida  
County of Hillsborough

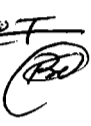
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of November, 2024, by Brenda Williams, to me known to be the person(s) described in or who has/have produced DR as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

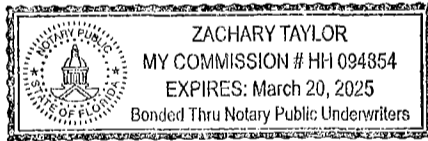
\_\_\_\_\_  
NOTARY PUBLIC  
My Commission Expires:



  
\_\_\_\_\_  
Brenda Williams

Address: 3651 Sea Robin Dr. SE  
SA Pk # 33705

~~10105 Tobacco Ct CT~~ 



**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:

T. Black  
Witness Signature

D. Watt  
Donte Watt

Teresa Black  
Print Name

Address: 3149 Seminole Way  
Waterford P.O. St. Catherine

Address: 3149 Seminole Way  
Waterford P.O. St. Catherine

A. Rixson  
Witness Signature

Andie Rixson  
Print Name

Address: 2277 Waterford  
Park Way P.O. St. Catherine

State of Embassy of the United States of America  
County of KINGSTON, JAMAICA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 51 day of October, 2024, by Donte Watt, to me known to be the person(s) described in or who has/have produced electoral register as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

**Anthony R. Byrd**  
Vice Consul of the United States of America

**COMMISSION INDEFINITE**