

This Instrument Prepared by:

Kourtne N. Thompson
Albatross Title Services
200 Central Avenue
4th Floor
St. Petersburg, FL 33701

After Recording Return to:

Tina Le, Trustee of HHH Spendthrift Trust dated April
29, 2022
8398 Wrens Way
Largo, FL 33773
File No.: 2024-11-4687

Parcel Identification Number:
20-31-16-55692-002-0090

(Space Above This Line For Recording Data)

Warranty Deed

THIS WARRANTY DEED (this "**Deed**") is made as of this **27th day of November, 2024** between **Giselle Concepcion-Sierra, a single woman**, whose mailing address is **5800 Dartmouth Avenue North, St. Petersburg, FL 33710** ("**Grantor**") to, **Tina Le, Trustee of HHH Spendthrift Trust dated April 29, 2022** whose mailing address is **8398 Wrens Way, Largo, FL 33773** ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00), and other good and valuable consideration paid to Grantor by Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to Grantee, and Grantee's successors and assigns forever, all the right, title, and interest in and to that certain real property (the "**Property**") located and situated in **Pinellas** County, Florida and fully described as follows:

Property Address:

5800 Dartmouth Avenue North, St. Petersburg, FL 33710

Lot 9, Block 2, Martin Manor Subdivision, according to plat thereof as recorded in Plat Book 34, Page 24, of the Public Records of Pinellas County, Florida.

TOGETHER with all improvements, easements, tenements, hereditaments and appurtenances belonging to or in any way appertaining to the Property.

SUBJECT to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

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

GRANTOR hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has duly executed this instrument as of the date first written above.

WITNESSES:

Crystal Davis
Print Name: Crystal Davis
Address: 3038 Conifer Dr
Largo, FL 33771

Brian Butter
Print Name: Brian Butter
Address: 851 US Highway 19 N
Pinellas Park FL, 33782

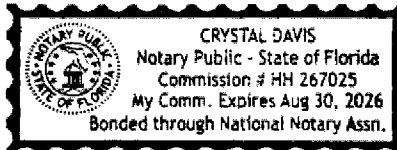
GRANTOR:

Giselle Concepcion-Sierra
Giselle Concepcion-Sierra

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 27th day of November, 2024, by Giselle Concepcion-Sierra.

Crystal Davis
Signature of Notary Public
Print, Type/Stamp Name of Notary
Crystal Davis



Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: Drivers License