

Prepared By and Return To:

Kimberly Titus
Capstone Title, LLC
2536 Countryside Blvd. , Ste. 230
Clearwater, FL 33763

Order No.: 711-25-079

Property Appraiser's Parcel I.D. (folio) Number:
20/28/16/23645/001/0610

WARRANTY DEED

THIS WARRANTY DEED dated this the 4th day of April, 2025, by Scott M. Isgrigg and Karen E. Isgrigg, husband and wife, whose post office address is 3251 Long Meadow Court, West Bloomfield, MI 48324 (the "Grantor"), to Thomas Daniels, an unmarried man, whose post office address is 3186 Eagles Landing Circle West, Clearwater, FL 33761 (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 that certain land situated in County of Pinellas, State of Florida, viz:

Unit 61, Building 15, of Eagles Landing Condominium II, Phase I, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 5275, Page(s) 1447, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

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), nor any members of the household of the Grantor(s), reside thereon.

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: 12/31/24.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature]
Witness Signature

Kimberly Titus
Printed Name of First Witness

2536 Countryside Blvd. #230
Address of First Witness
Clearwater, FL 33763

[Signature]
Witness Signature

Tamie Jones
Printed Name of Second Witness

2536 Countryside Blvd. #230
Address of Second Witness
Clearwater, FL 33763

[Signature]
Scott M. Isgrigg

[Signature]
Karen E. Isgrigg

Grantor Address:

STATE OF Florida

COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of Physical Presence or Online Authorization, and who is has produced Drivers License as identification or is personally known by me, on this 2nd of April, 2025 by Scott M. Isgrigg and Karen E. Isgrigg.

[Signature]
Notary Public

My Commission Expires:

(SEAL)

