

Prepared by and return to:

Jon B. Coats, Jr.
Achieva Title Services, LLC
4055 Central Avenue
St. Petersburg, FL 33713
727-388-0512
File Number: 2025-002A

Warranty Deed

This Warranty Deed made this 31st day of January, 2025 between Michele Leonello, a single woman whose post office address is 301 King Richard Ct, Jacksonville, NC 28546, grantor, and Alfred Cayne, a single man whose post office address is 605 Wrexham Ave, Columbus, OH 43223, grantee:

(Whenever 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, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$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 County, Florida to-wit:

Unit No. 216 of Town Apartments No. 17, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 2888, Page 573, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 3, Page 10, Public Records of Pinellas County, Florida.

Parcel Identification Number: 36-30-16-91514-015-2160

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 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, 2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.