I#: 2020038493 BK: 20870 PG: 2610, 02/05/2020 at 11:17 AM, RECORDING 1 PAGES $10.00 D DOC STAMP COLLECTION $10360.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDU17

This instrument prepared by:
Name: **C. Leiman an employee of Executive Title of Florida, Inc.**
Address: **170 E. Bloomingdale Ave. Brandon, FL 33511**

Return to: **Executive Title of Florida, Inc.**
FILE NO. 190906
Address: **170 E. Bloomingdale Ave. Brandon, FL 33511**

Property Appraisers Parcel Identification Number(s): 36-31-15-59152-000-0010
Grantee(s) S.S #'s:

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED *Made the 13th day of December, 2019 by* ***MORRISSEY & MORRISSEY ENTERPRISES, LLC, a Florida Limited Liability Company*** *whose post office address is* **1820 SAFFOLD DRIVE, RUSKIN, FL 33570-5504**, *hereinafter called the grantor, to* ***FAMILY INTERNATIONAL HOME BUILDERS, LLC, a Florida Limited Liability Company*** *whose post office address is* **2338 NW 51ST STREET, MIAMI, FL 33142-3677** *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 $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in* ***PINELLAS*** *County, State of* ***FLORIDA*** *, viz:*

LOT 1, OF MORRISSEY COMMERCIAL CENTER, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 142, PAGE 15, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

Together, *with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining.*

To Have and to Hold, *the same in fee simple forever.*

And *the grantor hereby covenants with the 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, and hereby 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 31ST, 2019. FURTHER SUBJECT TO restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.*

In Witness Whereof, *the said grantor has signed and sealed these presents the day and year first above written.*

Signed, sealed and delivered in the presence of:

Signature

Cheryl Leiman
Printed Signature

Signature

Valerie Blickenstaff
Printed Signature

MORRISSEY & MORRISSEY ENTERPRISES, LLC, a Florida Limited Liability Company

BY: Beverly Morrissey
BEVERLY MORRISSEY
Manager-Member

BY:
LESTER E. MORRISSEY
Manager-Member

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 13th day of December, 2019 by BEVERLY MORRISSEY AND LESTER E. MORRISSEY, MANAGER MEMBERS OF MORRISSEY & MORRISSEY ENTERPRISES, LLC, a Florida Limited Liability Company, who is personally known to me or who produced driver's license as identification and who did/did not take an oath.

Notary Public *[seal]*
My Commission Expires:

CHERYL A. LEIMAN
MY COMMISSION # FF 974798
EXPIRES: June 7, 2020
Bonded Thru Notary Public Underwriters