

2015

Prepared by and return to:
Jody Tutt
TITLE INSURORS OF FLORIDA
150 2nd Avenue North, Suite 510
St. Petersburg, Florida 33701
File Number: CPR-22-0149
Documentary Stamps: 3,640.00

1—

General Warranty Deed

Made this 12 day of May, 2022 A.D. By **Alice Prive, as Trustee of the Alice Prive Trust u/t/d April 30, 2020, and individually, an unmarried woman**, whose address is: 761 Trinity Hills Dr, #4101, Dripping Springs, Texas 78737, hereinafter called the grantor, to **Luther J. Rollins, Jr and Mary O. Polk, husband and wife**, whose post office address is: 420 18th Avenue Ln NW., Hickory, North Carolina 28601, hereinafter called the grantee:

(Whenever used herein the term "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 Dollars, (\$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, Florida, viz:

Lot 18 and the South 30 feet of Lot 19, Block 3, Section 1 Waterview Park, a subdivision according to the plat thereof recorded in Plat Book 9, Page 64, of the Public Records of Pinellas County, Florida.

Parcel ID Number: 33/31/16/95112/03/0180

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, 2021.

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

Signed, sealed and delivered in our presence:

Eri DeWitt

Witness Printed Name

ERI DEWITT

Alice Prive

(Seal)

Alice Prive, as Trustee of the Alice Prive Trust u/t/d April 30, 2020 and individually

Kimberly von Hoffmann

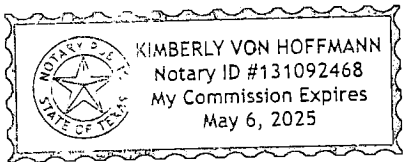
Witness Printed Name

Kimberly von Hoffmann

State of Texas

County of Hays

The Foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this May 22, 2022, by Alice Prive, as Trustee of the Alice Prive Trust u/t/d April 30, 2020, ☐ who is/are personally known to me or ☐ who has produced _____ as identification.



Kimberly von Hoffmann

Notary Public

Print Name: Kimberly von Hoffmann

My Commission Expires: 5.6.25