I#: 2022180072 BK: 22093 PG: 2392, 06/08/2022 at 01:46 PM, RECORDING 2 PAGES \$18.50 D DOC STAMP COLLECTION \$3640.00 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk105444



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

## General Warranty Deed

Made this 122 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:

Witness Printed Name ERW DEW177

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

Witness Printed Nam

State of Texas

County of Huys

The Foregoing instrument was acknowledged before me by means of { \*\*/\* physical presence or { } online notarization, this May \_\_\_\_\_\_, 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 ID #131092468
My Commission Expires
May 6, 2025

My Commission Expires