

**FEE SIMPLE DEED**

**1. IDENTIFICATION OF GRANTOR.** Grantor's name and address is:

SERGIO FERNANDEZ  
2521 East Vina Del Mar Blvd.  
St. Pete Beach, FL 33706.

The word "I" or "me" as hereafter used means each Grantor.

**2. IDENTIFICATION OF GRANTEE.** Grantees' names and address are:

SERGIO FERNANDEZ and LINDA JEAN FERNANDEZ,  
husband and wife  
2521 East Vina Del Mar Blvd.  
St. Pete Beach, FL 33706.

The word "you" as hereafter used means each Grantee.

**3. MEANINGS OF TERMS.** The terms "I," "me," or "you" shall mean and include the masculine, feminine, singular or plural, as the context permits or requires, and include heirs, personal representatives, successors or assigns.

**4. DESCRIPTION OF REAL PROPERTY CONVEYED.** Property hereby conveyed is located in Pinellas County, Florida and described as follows:

Lot 8 in Block 5 of the B & R Subdivision, Unit #6, as per unrecorded Plat Book 1, page 27, Public Records of Levy County, Florida,

together with all tenements, hereditaments, easements and appurtenances belonging to or benefiting such property.

**5. CONSIDERATION.** Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, hereby acknowledges receipt.

Prepared by and Return to:  
ROBERT KAPUSTA, JR.  
Fisher & Sauls, P.A.  
100 Second Avenue S. #701  
St. Petersburg, FL 33701

I HEREBY CERTIFY THAT I PREPARED THIS INSTRUMENT FROM INFORMATION GIVEN TO ME BY THE PARTIES. I DO NOT GUARANTEE EITHER MARKETABILITY OF TITLE OR ACCURACY OF DESCRIPTION, AS I DID NOT SEARCH THE TITLE OF THE PROPERTY INVOLVED.

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6. **CONVEYANCE OF REAL PROPERTY.** For the consideration described in Paragraph 5, I have granted, bargained and sold to you the Real Property to have and to hold in fee simple forever, except for covenants, reservations, restrictions and easements of record and taxes subsequent to December 31, 2016.

7. **NON-HOMESTEAD PROPERTY.** This is not the homestead property of the Grantor who in fact resides at 2521 East Vina Del Mar Blvd., St. Pete Beach, FL 33706.

8. **EXECUTION.** I have executed this instrument as of the 17 day of July, 2017.

*Chelsea Fernandez*  
Signature of Witness

*Sergio Fernandez* (SEAL)  
SERGIO FERNANDEZ

Chelsea Fernandez  
Printed Name of Witness

*William Brasler*  
Signature of Witness

William Brasler  
Printed Name of Witness

STATE OF New York  
COUNTY OF Queens

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of July, 2017, by SERGIO FERNANDEZ.

Personally known  
 Driver's License  
Notary Public  
 Other Identification Produced  
\_\_\_\_\_  
\_\_\_\_\_

*Chelsea Fernandez*

Chelsea Fernandez  
Print or type name of Notary

(SEAL)

**CHELSEA FERNANDEZ**  
**Notary Public - State of New York**  
**No. 01FE6329811**  
**Qualified in Queens County**  
**My Commission Expires Aug. 31, 2019**