

Prepared by and return to:
Sarah Gulati
Premier Florida Title, LLC
479 Montgomery Place
Altamonte Springs, FL 32714
407-900-5054
File Number: PFT-21-4317

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Warranty Deed

This Warranty Deed made this 14th day of December, 2022 between Nilda F. Rivera and Roberto Becker Rivera, husband and wife, Individually and as Co-Trustees of the Nilda F. Rivera Trust u/t/d 2/5/04 as amended and restated August 18, 2022 whose post office address is 2515 Rail Spur, Odessa, FL 33556 (hereinafter referred to as "Grantor"), and

Lantern Senior Care LLC, a Florida limited liability company whose post office address is 235 Olive Street, Auburn, CA 95603 (hereinafter referred to as "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 Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida to-wit:

A portion of Lot 10 of PINELLAS GROVES SUBDIVISION, as recorded in Plat Book 1, Page 55, Public Records of Pinellas County, Florida, being more particularly described as follows:
Commence at the Southeasterly most corner of Lot 13 of ROSETREE COURT SUBDIVISION as recorded in Plat Book 79, Page 20, Public Records of Pinellas County, Florida as a point of reference; thence S. 00deg 56' 52" W., 103.13 feet to a point of beginning; thence continue S. 00deg 56' 52" W., 133.79 feet to a point on the Northerly right-of-way of Nursery Road (A thirty three foot half right-of-way); thence N. 89deg 24' 14" W., along said right-of-way, 130.66 feet; thence leaving said right-of-way West., 00deg 57' 58" E., 133.79 feet; thence S. 89deg 24' 14" E., 130.61 feet to the point of beginning. Together with that certain Easement granting right-of-way as to ingress and egress to property recorded in O.R. Book 5550, Page 595 of the Public Records of Pinellas County, Florida.

Parcel Identification Number: 19-29-16-70272-400-1002

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the Constitution of the State of Florida, nor is it contiguous to or a part of homestead property.

(This property is commonly known as 2446 Nursery Rd, Clearwater, FL 33764)

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, 2022.

DoubleTime®

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

Signed, sealed and delivered in our presence:

Crystal Davis
Witness Name: Crystal Davis
Katei Stockell
Witness Name: Katei Stockell

[Signature] (Seal)
Roberto B. Rivera, Individually and as
Co-Trustee of the Nilda F. Rivera Trust
u/t/d 2/5/04 as amended and restated
August 18, 2022

[Signature] (Seal)
Nilda F. Rivera, Individually and as Co-
Trustee of the Nilda F. Rivera Trust
u/t/d 2/5/04 as amended and restated
August 18, 2022

State of Florida
County of Pasco

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of December, 2022 by Nilda F. Rivera and Roberto Becker Rivera, Individually and as Co-Trustees of the Nilda F. Rivera Trust u/t/d 2/5/04 as amended and restated August 18, 2022, who is personally known or has produced Drivers License as identification.

[Notary Seal]

Crystal Davis
Notary Public
Printed Name: Crystal Davis
My Commission Expires: Aug 30th, 2026

