



SUNBELT
TITLE AGENCY

Prepared by: Ashley P Ducker
Sunbelt Title Agency
Return to: 2170 West SR 434, Suite 450
Longwood, FL 32779
File Number: 7966120322

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This Warranty Deed

Made this 25th day of January, 2013 by Alton Thompson and Linda Thompson, Husband And Wife hereinafter called the Grantor, to Jonathan Rubinstein, A Single Man whose post office address is: 2408 North Riverside Drive Tampa, FL 33602 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 consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situated in Hillsborough County, Florida, viz:

Lots 11 and 12, in Block "Riverside L", of RIDGEWOOD PARK, a subdivision according to the plat thereof recorded in Plat Book 10, Page 6, in the Public Records of Hillsborough County, Florida.

Parcel Identification Number: 183517.0000

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. Subject to covenants, restrictions, easements of record and taxes for the current year and subsequent years.

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: (Signature)

Print Name:

Witness: (Signature)

Print Name:

Alton Thompson

1226 Calista Lane

Phoenixville, PA 19460

Linda Thompson

1226 Calista Lane

Phoenixville, PA 19460

State of Florida

County of Hillsborough

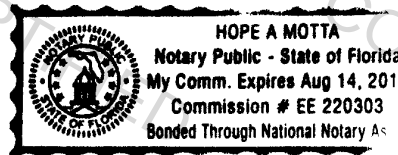
The foregoing instrument was acknowledged before me this 25th day of January, 2013, by Alton Thompson and Linda Thompson, Husband And Wife, who: [] is personally known to me or [x] produced Ducker's License as identification.

NOTARY PUBLIC (signature)

Print Name: Ashley P Ducker

My Commission Expires:

Stamp/Seal: 8-14-2016



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