

Prepared by:
Kate Hatfield
Haven Title LLC
3249 W Cypress St, Suite C, Tampa, FL 33607

After Recording Return To:
Kristi Sereno
2408 North Riverside Drive
Tampa, FL 33602

File Number: 19-1566-FL
Parcel ID: 183517-0000
Consideration Amount: 802,500.00

Warranty Deed

This Indenture made this 17th day of May, 2019 between , **Jonathan Rubinstein, an unmarried man**, whose post office address is 3608 East Tampa Circle, Tampa, FL 33629 henceforth referred to as ("Grantor") and **Kristi Sereno, a single woman**, whose post office address is 2408 North Riverside Drive, Tampa, FL 33602, grantee*

Witnesseth that said grantor for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Hillsborough, to-wit:

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

a/k/a: 2408 North Riverside Drive Tampa, FL 33602

TOGETHER with all tenants, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever

AND grantor covenants with grantee that grantor is lawfully seized of the land in fee simple; that grantor has good right and lawful authority to sell and convey the land; that grantor will fully warrant the title to the land and will defend the same against the lawful claims of all persons whomsoever; and that the land is free of all encumbrances except taxes accruing subsequent to December 31, 2018.

The property described above is the homestead of the Grantor

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

WARRANTY DEED

Signed, sealed and delivered in our presence:

Jonathan Rubinstein

WITNESS

Print Name: Stephan Fanning

WITNESS

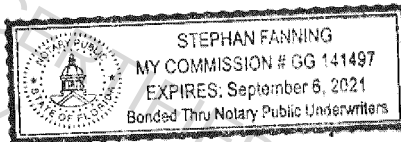
Print Name: Bonnie L. Smith

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of May, 2019,
by Jonathan Rubinstein.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



Personally Known: _____ OR Produced Identification: X

Type of Identification

Produced: Florida - Driving License

WARRANTY DEED