

Prepared by and Return to:

Maria Dellis

Genisy Title, Inc.

522 Alt 19

Palm Harbor, Florida 34683

File Number: 21-08270

Consideration: \$757,000.00

General Warranty Deed

Made this September 30, 2021 A.D. By **Walter H. Foster, IV, a married man, joined by his wife Svetlana N. Foster**, whose address is: 10109 Walker Woods Dr, Great Falls, Virginia 22066, hereinafter called the grantor, to **Jonathan Rubinstein and Nikki Rubinstein, husband and wife**, whose post office address is: 3608 E Tampa Cir, Tampa, Florida 33629, 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 Hillsborough County, Florida, viz:

Lot 14, Block K, and the South 1/2 of the closed alley abutting thereon, Revised Map of Bay City, according to the map or plat thereof, as recorded in Plat Book 3, Page(s) 54, of the Public Records of Hillsborough County, Florida.

Parcel ID Number: **127429-0100**

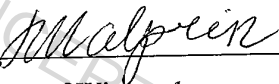
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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, 2020. Subject to covenants, restrictions and easements of record, if any.

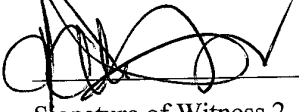
In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:



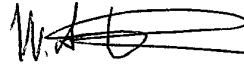
Signature of Witness 1

Print Name of Witness 1: **Natalya V. Halprin**



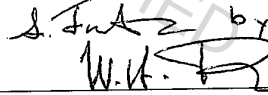
Signature of Witness 2

Print Name of Witness 2: **Maria Dellis**



Walter H. Foster, IV

Address: 10109 Walker Woods Dr, Great Falls, VA 22066

 by

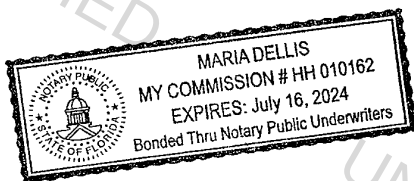

Attorney-in-fact

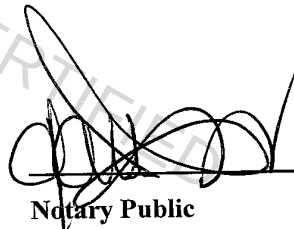
**Svetlana N. Foster by Walter H. Foster IV, as
attorney-in-fact**

Address: 10109 Walker Woods Dr, Great Falls, VA 22066

State of Florida County of Pinellas

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, a Notary Public, this 30th day of September, 2021, by Walter H. Foster, IV, individually and as attorney-in-fact for Svetlana N. Foster who was/were personally known to me or who has produced DL as identification.





Notary Public

Print Name: **Maria Dellis**

My Commission Expires: **7/16/2024**