

This instrument prepared by
and after recording return to:

Christina Green Rankin, Esq.
Law Offices of Richard D. Green
1010 Drew Street
Clearwater, Florida 33755

29-29-15-03384-000-0060

Property Appraiser's Parcel
Identification Number(s)

WARRANTY DEED

The Grantors, ALEXANDER ANZALONE and LINDSEY N. ANZALONE, husband and wife, in consideration of Ten and No/100 Dollars (\$10.00) and other valuable consideration received from the Grantee, hereby grant and convey to the Grantee, GEORGE GRECO, as Trustee of the 103 MANATEE TRUST dated April 16, 2025, whose mailing address is 33 Sherman Ave., Rockville Centre, New York 11570, the real property in Pinellas County, Florida, described as follows:

The West 98 feet of Lot 6, also the North 5 feet of the West 98 feet of the East 248 feet of Lot 12, Bay Brook Replat, according to the map or plat thereof as recorded in Plat Book 28, Page 33, Public Records of Pinellas County, Florida.

Property address: 103 Manatee Road, Belleair, Florida 33756

Note: The Grantors maintain the said property as their homestead and under the terms of the Trust they are lifetime beneficiaries, they have the right to live on the property for and during their joint lifetimes and the lifetime of the survivor of them, and their interest in the property is in the nature of equitable title to real property in compliance with Section 196.041 Florida Statutes and Section 6, Article VII of the Florida Constitution.

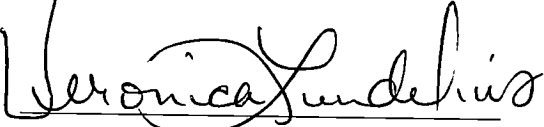
Full power and authority is conferred upon the Grantee, as Trustee, to protect, conserve, sell, lease and encumber all interests conveyed by this instrument, and otherwise to manage and dispose of those interests, it being the intent of the Grantors to vest in the Trustee, full rights of ownership as authorized and contemplated by Section 689.073, Florida Statutes.

The Grantors warrant that the property is free of all encumbrances, except the lien for

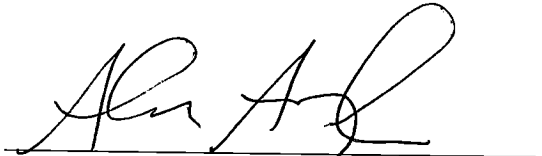
real estate taxes not yet due and payable and restrictions, reservations, mortgages, and easements of record, and that lawful seisin of and good right to convey the property are vested in the Grantors. The Grantors hereby fully warrant the title to the property and will defend the same against the lawful claims of all persons.

Signed on April 16, 2025.

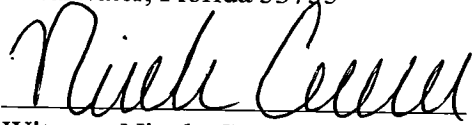
Signed in the presence of:



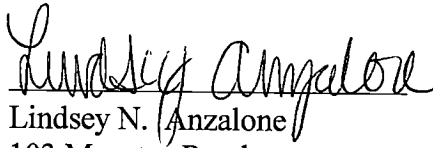
Witness: Veronica Lundelius
1010 Drew Street
Clearwater, Florida 33755



Alexander Anzalone
103 Manatee Road
Belleair, Florida 33756



Witness: Nicole Creamer
1010 Drew Street
Clearwater, Florida 33755



Lindsey N. Anzalone
103 Manatee Road
Belleair, Florida 33756

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this April 16, 2025 by Alexander Anzalone and Lindsey N. Anzalone.

Christina Maria Rankin
Comm.: HH 188694
Expires: Jan. 9, 2026
Notary Public - State of Florida



Notary Public--State of Florida

Personally Known _____
Produced Identification Y
Type of Identification Nonverbal

Print Notary Name: _____
My Commission Number is: _____
My Commission Expires: _____

Note: This instrument has been prepared solely from the information provided by the parties hereto. The preparer makes no express or implied warranties as to the marketability of title or as to the accuracy of the description of the land described as no examination of title to the property was requested or conducted.