

Rec \$18.50
Doc \$2.100

SP \$ 3000

THIS INSTRUMENT PREPARED BY AND RETURN TO:

R. Carlton Ward, Esquire
Richards, Gilkey, Fite, Slaughter, Pratesi & Ward, P.A.
1253 Park Street
Clearwater, Florida 33756

Property Appraisers Parcel Identification (Folio) Number: 28-29-15-06732-022-0010

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 15th day of July, 2014 by **William H. Ausmus and Elizabeth S. Ausmus**, whose address is **3833 Siene Lane, Palm Harbor, FL 34685**, hereinafter called the Grantors, to **Kerryn E. Ellson and Todd R. Ellson, wife and husband** whose address is **205 Palmetto Road, Belleair, FL 33756**, hereinafter called the Grantees:

(Wherever 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)

W I T N E S S E T H: That the Grantors, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars 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 Pinellas County, State of Florida, viz.:

Lot 1 and the Westerly 35 feet of Lot 2, Block 22, Belleair Estates, according to the plat thereof as recorded in Plat Book 18, Pages 9-23, inclusive, of the Public Records of Pinellas County, Florida; the Westerly 35 feet of Lot 2 being more particularly described as follows:

Begin at the most Northerly point of intersection of lots 1 and 2 for a Point of Beginning; from the Point of Beginning thus established, run Southeasterly on the Northerly boundary of Lot 2, a distance of 35 feet; thence run Southwesterly on a line parallel with the Easterly boundary of Lot 2 to the Southerly boundary of Lot 2; thence run Northwesterly on the Southerly boundary of lot 2 to its intersection with the Southerly boundary of Lot 1; thence run Northeasterly on the boundary line between Lots 1 and 2 to the established P.O.B.

.Subject to easements, restrictions and reservations of record and taxes for the year 2014 and thereafter.

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 Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of

said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Susan H. Jinks
Witness #1 Signature

William H. Ausmus
William H. Ausmus

Susan H. Jinks
Witness #1 Printed Name

Elizabeth S. Ausmus
Elizabeth S. Ausmus

Witness #2 Signature

CARLTON WARD
Witness #2 Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 15th day of July, 2014 by William H. Ausmus and Elizabeth S. Ausmus who are personally known to me or have produced FL DLIC as identification.

SEAL

R. Carlton Ward
Notary Public

My Commission Expires:

Printed Notary Name
R. CARLTON WARD
Commission # FF 83310
Expires February 18, 2018
Bonded Thru Troy Fair Insurance 800-385-7019

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

28-29-15-06732-022-0010

Compact Property Record Card

[Portability Calculator](#)

**Data Current as of
September 02, 2014**

[Email](#) [Print](#) [Radius Search](#)

[Improvement Value per F.S. 553.844](#)

Ownership/Mailing Address	Site Address
ELLSON, KERRY N E ELLSON, TODD R 205 PALMETTO RD BELLEAIR FL 33756-1429	205 PALMETTO RD BELLEAIR



Property Use: 0110 (Single Family Home)

Living Units:
1

[click here to hide] **2014 Legal Description**

BELLEAIR ESTATES BLK 22, LOT 1 & W'LY 35FT OF LOT 2

2014 Exemptions	Mortgage Letter	File	2014 Parcel Use
for Homestead Exemption			
Homestead: Yes - To be removed December 31	Government: No		Homestead Use Percentage: 100.00%
Institutional: No	Historic: No		Non-Homestead Use Percentage: 0.00%
			Classified Agricultural: No

2014 Parcel Information 2014 Trim Notice

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
18466/0353	\$484,100 Sales Query	121030257002	NON EVAC	018/009

2014 Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2014	\$410,582	\$324,692	\$274,692	\$299,692	\$274,692

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2013	Yes	\$319,894	\$319,894	\$269,894	\$294,894	\$269,894
2012	Yes	\$330,037	\$329,340	\$279,340	\$304,340	\$279,340
2011	Yes	\$379,172	\$319,748	\$269,748	\$294,748	\$269,748