

Return by: INST # 98-094481
Name: MAR 30, 1998 4:34PM
Address:

PINELLAS COUNTY FLA.
OFF. REC. BK 10040 PG 1669

This Instrument Prepared by:
STEWART TITLE OF PINELLAS, INC.
RETURN TO: 33955 U.S. HIGHWAY 19 N.,
PALM HARBOR, FL 34684

RECORDED
03-30-1998 16:22:03
OFF. OF DEL. STATE DEVELOPMENT
EDEN ISLE DEVELOPMENT
L.C. 1001-4
\$420.00
\$420.00
\$420.00
\$420.00

as a necessary part of the fulfillment of conditions
contained in a title insurance commitment issued by it.
Property Appraisers Parcel Identification (Folio) Number(s):

Grantee(s) I.D.# 98127587
FILE NO:

WARRANTY DEED

This Warranty Deed Made this 26th day of March, 1998
by EDEN ISLE DEVELOPMENT, L.C., A FLORIDA LIMITED LIABILITY COMPANY

a corporation existing under the laws of the State of Florida, and having its place of business at
P.O. Box 3305 Clearwater, FL 33767

hereinafter called the grantor, to ALEX CHI KIN CHEUNG

whose post office address is: 1001-4 Eden Isle Blvd., St. Petersburg, FL 33704

hereinafter called the grantee,

WITNESSETH: That grantor, for and in consideration of the sum of \$4000 Dollars, and other valuable considerations, receipt
whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto grantee,
all that certain land situate in PINELLAS County, Florida, viz.

That certain condominium parcel consisting of Unit 1001-4
together with an undivided share in the common elements
appurtenant thereto, in accordance with and subject to the
terms, conditions, covenants, easements, restrictions, and other
provisions of that certain Declaration of Condominium of EDEN
ISLE CONDOMINIUMS OF ST. PETERSBURG, A CONDOMINIUM recorded in
O.R. Book 9829, Page 1951 and any amendments thereto, and
according to the plat thereof, as recorded in Condominium Plat
Book 119, Pages 24 through 35, and any amendments thereto,
Public Records of Pinellas County, Florida.

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, 19 97, reservations, restrictions and easements of record, if any.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the
successors and assigns of corporations)

IN WITNESS WHEREOF, the grantor has caused these presents to be executed
in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto
duly authorized, the day and year first above written.

ATTEST: [Signature] Secretary

Signed, sealed and delivered in the presence of:

EDEN ISLE DEVELOPMENT, L.C., A
FLORIDA LIMITED LIABILITY COMPANY

Witness Signature [Signature]

Julie Knous

Witness Printed Name

Witness Signature [Signature]

Robin J.P. Starnes

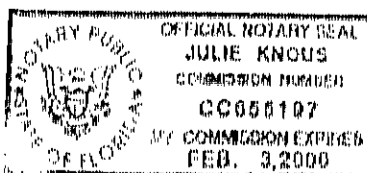
Witness Printed Name

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 26th day of March, 19 98 by
G. BRENT TYNAN as MANAGER of EDEN ISLE DEVELOPMENT, L.C., A FLORIDA
LIMITED LIABILITY COMPANY

on behalf of the corporation. He/she is personally known to me or has produced driver license(s)
as identification.

My Commission expires:



Printed Name: [Signature]
Notary Public
Serial Number