

**Prepared by and Return To:**  
Corinne Janis  
Fidelity National Title of Florida, Inc.  
2814 W. Bay Drive  
Belleair Bluffs, FL 33770

**Order No.:** FTPA21-103949

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APN/Parcel ID(s): 30/30/15/76735/000/4030

### WARRANTY DEED

THIS WARRANTY DEED dated May 10, 2021, by J. R. Lewis a/k/a Jimmy R. Lewis and Kathy D. Lewis, husband and wife, hereinafter called the grantor, to Paul R. Taylor and Marianne Taylor, husband and wife, whose post office address is 500 Bow Ln, Gilbertsville, PA 19525, hereinafter called the grantee:

(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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Unit 403 of The Rose, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6302, Page(s) 1811, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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.

**WARRANTY DEED**  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

*Barbara Mullins*  
Witness Signature

Barbara Mullins  
Print Name

*Corinne Janis*  
Witness Signature

Corinne Janis  
Print Name

*J. R. Lewis*  
J. R. Lewis a/k/a Jimmy R. Lewis

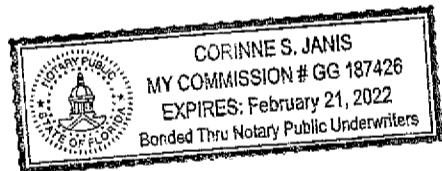
*Kathy D. Lewis*  
Kathy D. Lewis

Address: 2105 Drew St  
Clearwater, FL 33765

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or [ ] online notarization, this 6 day of May, 2021 by J. R. Lewis a/k/a Jimmy R. Lewis and Kathy D. Lewis, to me known to be the person(s) described in or who has/have produced DL as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

*Corinne Janis*  
Name: \_\_\_\_\_  
Notary Public in and for the State of \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_





Fidelity National Title of Florida Inc.

ASSIGNMENT OF PARKING

Escrow No.: FTPA21-103949-CJ

Legal Description:

Unit 403 of The Rose, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 6302, Page(s) 1811, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

On this 10th day of May, 2021, J. R. Lewis and Kathy D. Lewis, does hereby assign all rights, and interest in Parking Space No. 403 over to Paul R. Taylor and Marianne Taylor.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

[Handwritten signature of J. R. Lewis]

J. R. Lewis

[Handwritten signature of Kathy D. Lewis]

Kathy D. Lewis

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of May, 2021, by J. R. Lewis and Kathy D. Lewis, husband and wife, who is personally known to me or who has produced DL as identification.

[Handwritten signature of Corinne S. Janis]

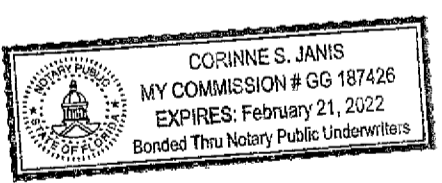
Signature

Print Name

Print Title

Serial No. (if any)

[Seal]



**Ownership Application-The Rose Condominium Owners Association, Inc. (TRCOA)**

Please fill out completely. Sign, initial and date highlighted areas. Non-refundable \$150 Application Fee due upon request for documents (PDF versions sent by email) or application submission. Make check payable to The Rose COA and mail to The Rose COA c/o Richard Commons, CPA 901 North Hercules, Suite A, Largo, FL 33765. Email PDF of application to TheRoseBOD@gmail.com or mail with check. Fee Recd. \_\_\_\_\_

Date: 3/16/21 Unit Being Purchased 403 Contract Price \$ 850,000.00 Closing Date May 10, 2021

Applicant #1: Paul R. Taylor Mobile # 610-310-5700

Email Address sewjurner@protonmail.com

Present address 500 Bow Lane, Gilbertsville, PA 19525

Occupation President

Employer/Address System 22, Inc., 7A Rowell Rd, Boyertown, PA 19512

Applicant #2: Marianne Taylor Mobile # 610-310-5701

Email Address PaulMar612@protonmail.com

Present address 500 Bow Lane, Gilbertsville, PA 19525

Occupation President

Employer/Address PATERNO CUSTOM MACHINING LLC

Character references (name address phone)

1 Adam Breiner adam@gbcgilbertsville.com 317-750-3973

2 Tim Metcalf 3778 Fleetwood Dr. Easton, PA 18045 610-731-3643

Business or bank reference (name address phone)  
Geoff Yaroschak gyaroschak@mtb.com 610-367-2142 M&T Bank 200 East Philadelphia Ave, Boyertown PA 19512

Primary use of unit (check one): Full Time Residence \_\_\_ 2<sup>nd</sup> Home \_\_\_ Rental \_\_\_ 2<sup>nd</sup> Home/Rental X  
Number of children: 4 Ages 37, 36, 34, 30 # Pets (max. two pets - each under 35 lbs.) 0

I (We) acknowledge that there is a two-week minimum rental period and that a Tenant/Guest Confirmation Form is required (prior to arrival) for all rentals/guests Applicant(s) initial indicating YES [initials] MT  
(Current fine, to owners, is \$100/day for # of days rental period is less than the 14-day minimum, see policy)

I (We) understand that unit 403 has 1 assigned parking spots and that kayak/paddleboard racks and/or storage bins do not transfer upon sale. Applicant(s) initial indicating YES [initials] MT

I (We) acknowledge that we have received a copy of recorded documents (Declaration, By-laws, etc.), along with the rules and policies for TRCOA. Applicant(s) initial indicating YES [initials] MT

Check if you do not wish your contact information to be published in The Rose owner use only directory.

Check if you do not consent to receiving FL 718 required Association communications by electronic means.

Note: After closing please set up automatic payments for your monthly assessments. Please contact our accounting firm Richard C. Commons at 727-461-9770 for instructions.  
By signing this application, if application is approved, purchaser acknowledges receiving and agrees to abide by the Declarations, By-Laws, Articles of Incorporation and all the rules and policies of TRCOA. Signature of board member indicates waiver of right of first refusal and purchase approval by TRCOA.

Applicant #1 Signature: [Signature] Date 3/16/21

Applicant #2 Signature: [Signature] Date 3/16/21

Board Member Approval: [Signature] Date 3/22/2021

Board Member Name: David Wheeler Position President

TRCOA Board Approved December 5, 2020