

22

PREPARED BY AND RETURN TO: *Frank Cruz JK*  
First Title Source LLC  
1267 Court Street  
Clearwater, FL 33756

File No.: 1-2023-10148

### **WARRANTY LEASEHOLD ESTATE DEED**

THIS WARRANTY LEASEHOLD ESTATE DEED made this 20th day of November, 2023, by Timothy D. Olson and Susanne Olson, husband and wife, whose post office address is 11200 102nd Avenue North, #103, Seminole, FL 33778, hereinafter called the grantor, to Douglas Mulqueen and Joanne Mulqueen, husband and wife, whose post office address is 11200 102nd Avenue North, #103, Seminole, FL 33778, hereinafter called the grantee.

WITNESSETH: That the grantor, for and in consideration of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain leasehold estate in and to the following described real property situate, lying and being in Pinellas County, Florida to-wit:

Unit 103 of TWIN OAKS APARTMENT VII, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4085, pages 259 through 290, inclusive, of the Public Records of Pinellas County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Tax ID No.: 22-30-15-92819-018-1030

**Subject to taxes for 2023 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.**

Lessee's interest in that certain Lease by and between Sheldon L Rothman and Arlene E Rothman, his wife and John Beatty and Beatrice Beatty, his wife and Phillip M Schwartz and Lee G Schwartz, his wife as Lessor, and Modern Apartments, Inc, as Lessee, dated October 3, 1973 and recorded October 5, 1973 in Official Records Book 4087, Page 375, of the Public Records of Pinellas County, Florida, demising the following described land:

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

Signed, sealed and delivered in the presence of:

[Signature]  
WITNESS  
PRINT NAME: Frank Cruz Jr

[Signature]  
Timothy D. Olson  
[Signature]  
Susanne Olson

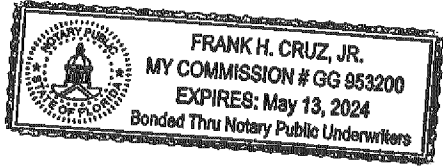
[Signature]  
WITNESS  
PRINT NAME: Brad Conners

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 20 day of November, 2023 by Timothy D. Olson and Susanne Olson.

[Signature]  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: Driver's license



**ACCEPTANCE**

Grantee does hereby accept the foregoing conveyance and hereby assumes and agrees to perform all of the terms, covenants, conditions of the above described Condominium Lease Agreement on the part of the Lessee therein named to be performed.

WITNESSES:

<p>_____  WITNESS  PRINT NAME: <u>Frank Cruz</u></p> <p>_____  WITNESS  PRINT NAME: <u>Brad Connors</u></p>	<p>_____  Douglas Mulqueen</p> <p>_____  Joanne Mulqueen</p>
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STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization this 20 day of November, 2023, by Douglas Mulqueen and Joanne Mulqueen.

\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:  \_\_\_\_\_  
Type of Identification  
Produced: Douglas Mulqueen

