

Prepared by:  
Kelly Cincotta  
Guju Law Firm  
31564 US Highway 19 North  
Palm Harbor, FL 34684  
File No.: 24-30557

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**ASSIGNMENT OF PROPRIETARY LEASE**

KNOW THAT, on this 19<sup>th</sup> day of August, 2024, Evelyn Lubrano, a single woman, whose address is 266 Sago Palm Street, Largo, FL 33778, and Eileen Kelly-Pettit, a married woman, as Joint Tenants with Rights of Survivorship, hereinafter referred to as "Assignor", whose address is 110 3<sup>rd</sup> Ave. SW, Largo, FL 33770, for and in consideration of the sum of Ten Dollars (\$10.00) paid by, Evelyn Lubrano, a single woman, hereinafter referred to as "Assignee", whose address is 266 Sago Palm Street, Largo, FL 33778, and for other good and valuable consideration, does hereby assign unto the Assignee, all of the Assignor's right, title and interest in and to a certain lease agreement made by Assignment of Proprietary Lease recorded on the 19th day of October, 2017, in O.R. Book 19811, Page 1180, Public Records of Pinellas County, Florida, leasing the property commonly known as 266 Sago Palm Street, Largo, FL 33778.

Lot 266, BLOCK 1, PALM HILL MOBILE HOME PARK, a Mobile Home Park Cooperative, according to the Plat thereof, recorded in O.R. Book 6384, Page 1015 through 1031, of the Public Records of Pinellas County, Florida.

Parcel No.: 03-30-15-65684-001-2660

Together with a 1977 CENT double wide mobile home having vehicle identification numbers of CH6303AFLA & CH6303BFLA and Titles 0013939916 & 0013939917, same being permanently attached thereto.

Assignor is the owner of an appurtenant Membership Certificate of the Corporation. The Membership Certificate ownership and membership interest represents a proportionate interest in the land described in the Master Form Proprietary Lease Agreement, which entitles Assignee to occupy this Unit exclusively.

By execution hereof, Assignor hereby transfers to Assignee all of the Assignor's right, title and interest in and to appurtenant membership certificate, which share certificate is appurtenant to the herein above described proprietary leasehold interest, and Assignor hereby directs the corporation to cancel Assignor's certificate and to issue a new certificate in favor of the Assignee.

Assignor warrants that at the time of this conveyance, the subject property is Evelyn Lubrano's homestead within the meaning set forth in the constitution of the state of Florida, and it is not the homestead address of Eileen Kelly-Pettit.

This deed was prepared without the benefit of any title search or examination of the title and, therefore, the preparer makes no warranty or representations with respect to the status of the title.

TO HAVE AND TO HOLD the same unto the Assignee, or Assignee's executors, administrators, legal representatives, heirs, distributees, successors and assigns on and after the date hereof, for all the rest of the term of said Proprietary Lease, subject to the covenants, conditions and limitations therein contained.

IN WITNESS WHEREOF, the Assignor has executed this Agreement of Proprietary Lease Agreement as of the day and year first written above.

ASSIGNOR:

Kelly Cincotta  
WITNESS Signature

Print name: Kelly J Cincotta  
Address: 31564 US Hwy 19 N  
Palm Harbor, FL 34684

Evelyn Lubrano (SEAL)  
Evelyn Lubrano

Abby Peacock  
WITNESS Signature

Print name: Abby Peacock  
Address: 31564 US Hwy 19 N  
Palm Harbor, FL 34684

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 1 day of August, 2024, by Evelyn Lubrano.

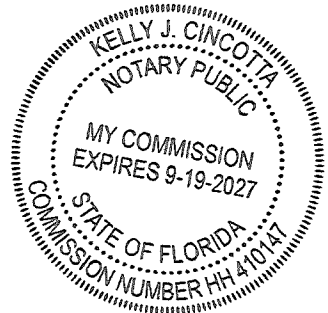
Kelly J Cincotta  
Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: \_\_\_\_\_ OR Produced Identification:

Type of Identification

Produced: FLDL



IN WITNESS WHEREOF, the Assignor has executed this Agreement of Proprietary Lease Agreement as of the day and year first written above.

ASSIGNOR:

Anthony Judt  
WITNESS Signature  
Print name: Anthony Judt  
Address: 8912 117th St. N.  
Seminole, FL 33772

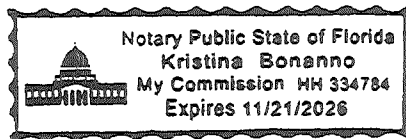
Eileen Kelly-Pettit (SEAL)  
Eileen Kelly- Pettit

Rachel Judt  
WITNESS Signature  
Print name: Rachel Judt  
Address: 8912 117th St. N.  
Seminole, FL 33772

STATE OF Florida  
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 17<sup>th</sup> day of August, 2024, by Eileen Kelly- Pettit.

Kristina Bonanno  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



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

**ACCEPTANCE BY ASSIGNEE**

Assignee, by the acceptance of this Assignment, agrees to be bound by the Master Form Proprietary Lease Agreement, the Articles of Incorporation and the Bylaws of Home Owners of Palm Hill, Inc., a Florida Corporation, and assumes all obligations of Assignor thereunder.

**ASSIGNEE:**

Kelly J Cincotta  
WITNESS Signature  
Print name: Kelly J Cincotta  
Address: 31564 US Hwy 19 N  
Palm Harbor, FL 34684

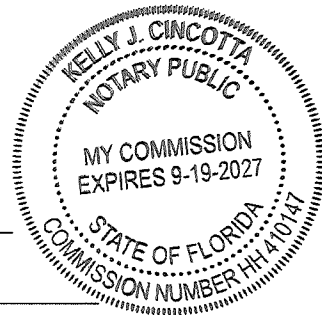
Evelyn Lubrano (SEAL)  
Evelyn Lubrano

Abby Peacock  
WITNESS Signature  
Print name: Abby Peacock  
Address: 31564 US Hwy 19 N  
Palm Harbor, FL 34684

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 19th day of August, 2024, by Evelyn Lubrano.

Kelly J Cincotta  
Signature of Notary Public  
Print, Type/Stamp Name of Notary



Personally Known: \_\_\_\_\_ OR Produced Identification:   
Type of Identification  
Produced: FLDC

JOINDER AND CONSENT OF COOPERATIVE

Home Owners of Palm Hill Inc., a Florida Corporation (the "Cooperative"), hereby joins in the execution of this Assignment of Proprietary Lease as to 266 Sago Palm Street, Largo, FL 33778 (the "Unit") by Evelyn Lubrano, a single woman and Eileen Kelly-Pettit, a married woman, as Assignor, to Evelyn Lubrano, as Assignee, and certifies that:

1. The Cooperative has waived its right of first refusal for the purchase of the Unit granted under The Master Form Proprietary Lease Agreement;
2. The Cooperative has approved the purchase of the Unit by the Assignee herein; and
3. All assessments due to the Cooperative on the Unit have been paid in full, and there are no Delinquencies as of the date hereof.

Dated as of the 21 day of August, 2024

WITNESSES:

Home Owners of Palm Hill, Inc.  
A Florida Corporation

[Signature]  
Print Name Debra Geep  
Address: 1800 Seminole Blvd  
Largo, FL 33778

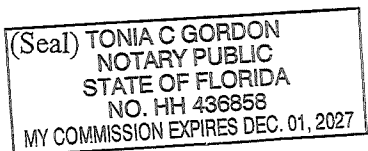
By: [Signature]  
Print Name: Robert D Newport  
Its" Director

[Signature]  
Print Name: M. DiBello  
Address: 1800 Seminole Blvd  
Largo, FL 33778

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing Joinder and Consent of Cooperative was acknowledged before me, by means of  physical presence or  online notarization, this 21 day of August, 2024, by Robert Newport, as Director of Home Owners of Palm Hill, Inc., a Florida Corporation, on behalf of the Corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year last above written.



[Signature]  
Notary Public, State of Florida  
My Commission Expires: 12/27