

WARRANTY DEED

503211

40 Rec 13.00
 41 St 864.00
 42 Sur _____
 43 Int _____
 Tot 877.00

THIS INDENTURE, made this 9th day of October, 1985, by and between RONALD J. OFFENKRANTZ and KENNETH GLIEDMAN, as Co-Trustees under Trust Agreement dated October 19, 1981, and not individually, hereinafter referred to collectively as "Grantor" and

Charles H. VanPelt and Martha Van Pelt, his wife, hereinafter referred to collectively as "Grantee", whose Post Office address is
 6936 Royal Green Drive, Cincinnati, Ohio 45244

WITNESSETH:

Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, forever, the following described property lying and being in Pinellas County, Florida, to wit:

Unit 302, Building 11, LAND'S END AT SUNSET BEACH 3, a Condominium, as recorded in Condominium Plat Book 82, Pages 37 through 41, and being further described in that certain Declaration of Condominium recorded in O.R. Book 5922, Pages 93 through 194, Public Records of Pinellas County, Florida, together with an undivided share in the common elements appurtenant thereto.

15	15746472	40	1.	04N085
		40		13.00
		41		864.00
		TOTAL		877.00 CHK

Said unit is conveyed together with:

1. An undivided share in the Common Surplus as defined in the Declaration and in common properties and facilities described in the Declaration and referred to therein as Common Elements, attributable to the unit in accordance with the terms of the Declaration;
2. An exclusive right to use the Parking Space herein designated for said unit as shown on the plans filed with the Declaration, being number 7;
3. An exclusive easement for the use of air space occupied by the unit as it exists at any particular time and as the unit may lawfully be altered or reconstructed from time to time, which easement shall be terminated automatically in any air space which is vacated from time to time;
4. The rights and easement of an Owner of a unit within LAND'S END AT SUNSET BEACH 3, a Condominium, as set forth in the Declaration;
5. All the tenements, hereditaments and appurtenances thereto belonging or in anywise appurtenant;
6. Membership in the Land's End at Sunset Beach 3 Condominium Association, Inc., and Land's End at Sunset Beach Community Association, Inc.

TO HAVE AND TO HOLD the above described real estate in fee simple forever.

And Grantor hereby covenants with Grantee that Grantor is lawfully seized of said unit in fee simple and the unit is new and not now and has not previously been occupied; that it has good right and lawful authority to sell and convey said unit; that it hereby warrants title to said unit and will defend the same against the lawful claims of all persons whomsoever, and that said unit is free of all encumbrances whatsoever, except that said unit is conveyed subject to each of the following:

1. The burdens, covenants, restrictions and easements set forth in the Declaration and the Articles of Incorporation and the Bylaws of Land's End at Sunset Beach 3 Condominium Association, Inc., and Land's End at Sunset Beach Community Association, Inc., (Rules and Regulations and made pursuant thereto) as the same may be amended from time to time;
2. The state of facts shown on the site plan recorded simultaneously with the Declaration and/or which an accurate survey of the real estate encompasses in such plan after the date thereof would show and all of the notes contained on said plans;
3. All easements, restrictions, and covenants of record and all easements in favor of utility companies for the constructions and maintenance of utility and telephone lines, whether or not recorded;

Prepared by and Hold for: Stewart Fidelity Title Company
 Maitland F. Knapp
 4134 Central Avenue
 St. Petersburg, Florida 33711

Documentary Tax Pd. \$ 864.00
 Intangible Tax Pd. _____
 Karleyn F. DeBlaker, Clerk, Pinellas County
 By: _____ Deputy Clerk

Now of 531 PM '85
 Pinellas County Clerk

4. Zoning and other governmental regulations provided that the present zoning and building laws do not prohibit the use of said unit as a single family residence; and

5. Any real estate taxes attributable to said unit for the current year as are not due and payable on the date hereof and the lien of any unpaid or special assessments payable in installments, which installments are not now due.

This instrument is executed at the direction of the Trustees in their representative capacity and neither of said Trustees nor any additional or successor Trustee hereafter appointed nor the Trustees' attorneys-in-fact shall have any liability hereunder in his or her personal or individual capacity.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and by its duly authorized undersigned Attorney-in-Fact, the day and year first written.

Signed, sealed and delivered in the presence of:

RONALD J. OFFENKRANTZ, AS
Co-Trustee under Trust Agreement
dated October 19, 1981, and not
individually

Jo H. Probst

Betsy Holden
By: Betsy L. Holden
Attorney-in-Fact

Lida M. Cope

KENNETH GLIEDMAN, as Co-Trustee
under Trust Agreement dated
October 19, 1981, and not
individually

Jo H. Probst

By: Betsy Holden
Betsy L. Holden
As Attorney-in-Fact

Lida M. Cope

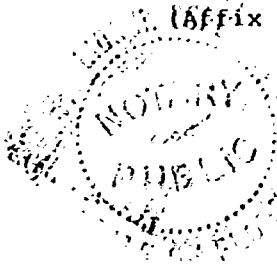
STATE OF FLORIDA
COUNTY OF POLK HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of October, 1985, by Betsy L. Holden, as Attorney-in-Fact for Ronald J. Offenkrantz and Kenneth Gliedman, as Co-Trustees under Trust Agreement dated October 19, 1981, and not individually.

Lida M. Cope
Notary Public

My Commission Expires: NOTARY PUBLIC, State of Florida
My Commission Expires Jan. 18, 1988

(Affix Notary Seal)



JOINDER

O.R. 6108 PAGE 637

U.S. LEND LEASE, INC., a Delaware Corporation, hereby quit-claims to the above-named Grantee all its right, title and interest in and to the above described property through its duly authorized attorney-in-fact.

U.S. LEND LEASE, INC., A

Delaware Corporation

By: Betsy L. Holden
Betsy L. Holden
Attorney-in-Fact

SIGNED IN THE PRESENCE OF:

Jo H. Probst

Lida M. Cope

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 9th day of October, 1985, by: Betsy L. Holden as Attorney-in-Fact for U.S. Lend Lease, Inc., a Delaware Corporation, on behalf of the Corporation.

Lida M. Cope
Notary Public

My Commission Expires: NOTARY PUBLIC, State of Florida
My Commission Expires Jan. 18, 1989
(Affix Notarial Seal)

