

After Recording Return To:
2733 Sand Hollow Court
Clearwater, FL 33761

STATUTORY WARRANTY DEED

THIS STATUTORY WARRANTY DEED (this "Deed") is made as of the 5th day of APRIL, 2017, from **SCOTT CHINCHAR AND SANDRA CHINCHAR**, husband and wife, having an address of 1633 COACHMAKERS LN CLEARWATER FL 33765 (collectively, "**Grantor**"), to **CLEVELAND EAST, LLC, a Florida limited liability company**, having an address of 2733 Sand Hollow Court, Clearwater, FL 33761 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain and sell unto Grantee, and Grantee's successors and assigns forever, all the right, title, interest, claim and demand that Grantor have or may have in and to the following described real property (the "**Property**") located and situate in the County of Pinellas and State of Florida, to wit:

See **Exhibit A** attached hereto and made a part hereof.

Together with all the tenements, hereditaments and appurtenances, and every privilege, right, title, interest and estate, reversion, remainder and easement thereto belonging or in anywise appertaining.

Subject only to the exceptions set forth on **Exhibit B** attached hereto and made a part hereof.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these present to be executed the day and year first above written.

WITNESSES:

Gina L Canopi

Print Name: Gina L. Canopari

Robert

Print Name: Robert

GRANTOR:

Scott Chinchar

Scott Chinchar

Gina L Canopi

Print Name: Gina L. Canopari

Robert

Print Name: Robert

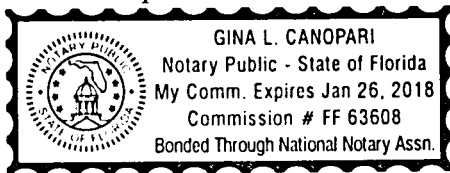
Sandra Chinchar

Sandra Chinchar

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me this 4th day of April, 2017, by Scott Chinchar, who is personally known to me or who produced current FL drivers license as identification.

My commission expires:

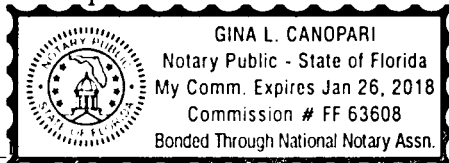


Gina L Canopi
NOTARY PUBLIC, State of Florida at Large
Print name: _____

STATE OF FLORIDA)
COUNTY OF Pinellas)

The foregoing instrument was acknowledged before me this 4th day of April, 2017, by Sandra Chinchar, who is personally known to me or who produced current FL drivers license as identification.

My commission expires:



Gina L Canopi
NOTARY PUBLIC, State of Florida at Large
Print name: _____

EXHIBIT A TO DEED

Legal Description

Lots 6 & 7 Block 14, Gould and Ewings 1st and 2nd Addition to Clearwater Harbor, Fl, according to the map or plat thereof as recorded in Plat Book 1, page 52, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formally a part.

Parcel ID #16/29/15/32292/014/0060

EXHIBIT B TO DEED

Exceptions to Title

1. Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable.
2. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GOULD & EWINGS 2ND ADDITION, as recorded in Plat Book 1, Page(s) 52.
3. Electric Utility Easement granted to City of Clearwater, Florida as set forth in instrument recorded in Book 16101, Page 1502.