

Exhibit A

This Instrument Prepared By:
Stina Leftenant
American Government Services Corporation
3812 W. Linebaugh Avenue, Tampa, Florida 33618
AGS File Number: 33488

Upon Recording, Return To:
Department of Real Estate Management
Real Property Division
509 East Avenue South, Clearwater, Florida 33756

Warranty Deed

Consideration: \$3,000,000.00
State Documentary Stamps Paid: \$21,000.00
County Project: West Klosterman
Property Appraiser's Parcel ID Number: 23-27-15-89262-000-2700

THIS INDENTURE, made this 8 day of April, 2025, from **Pinellas County School Board**, Grantor, whose address is 301 4th Street SW, Largo, Florida 33770 to **Pinellas County, a political subdivision of the State of Florida**, whose address is 315 Court Street, Clearwater, Florida 33756, Grantee,

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their heirs, legal representatives, successors and assigns. "Grantor" and "grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations, to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's successors and assigns forever, the following described land situate, lying and being in Pinellas County, Florida, to-wit:

The East 150 feet of Tract 26, all of Tract 27 and the West 30 feet Tract 28,
TAMPA-TARPON SPRINGS LAND CO. Plat in Section 23, Township 27 South, Range 15
East as recorded in Plat Book 1, at page 116, Hillsborough County, Records of which
Pinellas County was formerly a part.

This conveyance is subject to easements, restrictions, limitations, and conditions of record if any now exist, but any such interests that may have been terminated are not hereby re-imposed.

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

This property is not the homestead property of the Grantor, nor contiguous to homestead property, as such homestead is defined under Florida law

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

(SIGNATURE PAGE AND NOTARY ACKNOWLEDGEMENT TO FOLLOW)

Exhibit A

Signed, sealed and delivered in the presence of:

Theresa Garbutt-Wilkes
Signature of 1st Witness

Theresa Garbutt-Wilkes
Print or type name of 1st Witness

1528 S. Fredrica Ave
Address of 1st Witness

Clearwater, FL 33756
City, State & Zip Code

Cathy Hunt
Signature of 2nd Witness

Cathy Hunt
Print or type name of 2nd Witness

4618 Sloupoke Ln
Address of 2nd Witness

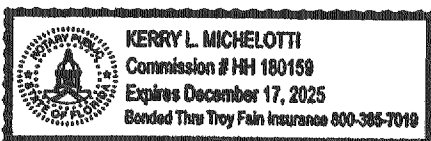
Plant City, FL 33565
City, State & Zip Code

STATE OF Florida
COUNTY OF Pinellas

The Foregoing Instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 8th day of April, 2025, by **Kevin K. Hendrick, as Superintendent for Pinellas County School Board**. Such person (Notary Public must check applicable box):

- ☒ personally known to me.
☐ produced current driver license.
☐ or produced _____ as identification.

(Notary Seal)



Kerry L. Michelotti
Notary Public - State of Florida
Printed Name of Notary: Kerry L. Michelotti
Commission Number: HH 180159
My Commission Expires: 12-17-25