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51 DEB-SPENCER/PINELLAS COUNTY
007152
IR:03514836 BK:13253 SPG:0542 EPG:0544
RECORDING 003 PAGES 1 \$15.00
DOC STAMP - DR219 3 \$693.00

PREPARED BY AND RETURN TO:
R. Carlton Ward (tl)
Richards, Gilkey, Slaughter, Pratesi and Ward, P.A.
1253 Park Street
Clearwater, Florida 33756

03-514836 DEC- 5-2003 4:57PM
PINELLAS CO BK 13253 PG 542

TOTAL: \$708.00
CHECK AMT. TENDERED: \$708.00
CHANGE: \$0.00
BY *deb* DEPUTY CLERK

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 5th day of December, 2003, between Steven J. Spencer and Angela C. Spencer, husband and wife, whose address is 1581 Alexander Road, Belleair, Florida 33756, hereinafter referred to as "Grantor", and Pinellas County, a political subdivision of the State of Florida, whose post office address is 440 Court Street, Clearwater, Florida 33756, hereinafter referred to as "Grantee", with the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns as well as the singular and plural where the context requires or permits.

WITNESSETH:

That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, has granted bargained and sold to the said Grantee the following described land, situate, lying and being in the County of Pinellas, State of Florida, to-wit:

SEE EXHIBIT "A"

PAGES 3
ACCT _____
REC 1500
DR219 2200
DS _____
INT _____
FEES _____
MTF _____
P/C _____
REV _____
TOTAL DR 00
CK BAL _____
HG AMT _____
dm

SUBJECT TO covenants, restrictions and easements of record; and SUBJECT TO taxes and assessments for the year 2004 and subsequent years.

Real Estate Parcel No. 10/27/15/00000/430/0100

Grantee's Tax I.D. No. Tax Exempt

TO HAVE AND TO HOLD the same unto the Grantee in fee simple forever.

The Grantor does hereby covenant with Grantee, except as above-noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by Grantor, and that Grantor will warrant and defend the same against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

Signed, sealed and delivered
in our presence:

Name: STACY J. KURT

Name: CARLTON WARD

Steven J. Spencer

Angela C. Spencer

STATE OF FLORIDA
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to take acknowledgements, Steven J. Spencer and Angela C. Spencer, husband and wife, who are personally known to me and who (did/did not) take an oath, and they are the persons described in and who executed the foregoing Special Warranty Deed, and they acknowledged then and there before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 5th day of December 2003.



Name:
Notary Public
My Commission expires:



UNOFFICIAL COPY

Exhibit "A"

That part of Section 10, Township 27 South, Range 15 East, Pinellas County, Florida, described as follows:

TRACT A:

That unnumbered lot lying between Palm Avenue and Gulf Road, and West of Shore Drive in THE H.L. CLARK SUBDIVISION, according to the map or plat thereof as recorded in Plat Book 6, page 64, of the Public Records of Pinellas County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 10 and run North 89 degrees 40 minutes 20 seconds West, 1422.63 along said Section line; run thence North 25 degrees 40 minutes 20 seconds West, 33.37 feet for a Point of Beginning, from this located Point of Beginning, continue North 25 degrees 40 minutes 20 seconds West, 205.83 feet; thence run North 89 degrees 40 minutes 20 seconds West, 45.20 feet, thence run South 25 degrees 48 minutes 20 seconds East, 202.72 feet, thence run South 89 degrees 40 minutes 20 seconds East 52.54 feet to the Point of Beginning.

Also the following described property:

TRACT B:

Beginning at a point West 1489.29 feet and North 30.00 feet of the Southeast corner of Section 10 Township 27 South, Range 15 East; Run North 24 degrees 08 minutes West, 202.40 feet; thence Westerly and parallel to the South line of said Section 10, projected, 2640 feet; thence South 24 degrees 08 minutes West, 202.40 feet; thence Easterly and parallel to the South line of said Section 10, projected, 2640.00 feet to the Point of Beginning. All lying and being in Section 10, Township 27 South, Range 15 East, County of Pinellas, State of Florida.

THE ABOVE DESCRIBED PARCELS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commence at the Southeast corner of Section 10, Township 27 South, Range 15 East, Pinellas County, Florida and thence run North 89 degrees 40 minutes 20 seconds West along the South boundary of said Section 10, a distance of 1422.63 feet to a Point of Intersection with the Southerly extension of the Westerly right-of-way line of Shore Drive (a 50' right-of-way) thence North 25 degrees 40 minutes 20 seconds West along said Southerly extension, a distance of 33.37 feet to a Point of Intersection with the North right-of-way of Gulf Road (a 60' right-of-way) and said West right-of-way of Shore Drive, said Point being the Point of Beginning, thence North 89 degrees 40 minutes 20 seconds West along the North right-of-way of Gulf Road, a distance of 2692.54 feet; thence North 23 degrees 48 minutes 26 seconds West a distance of 202.72 feet; thence South 89 degrees 40 minutes 20 seconds East, a distance of 2685.20 feet to the Westerly right-of-way line of said Shore Drive; thence South 25 degrees 40 minutes 20 seconds East, along the said West right-of-way line a distance of 205.83 feet to the Point of Beginning.