

Project: Hamlin & Walsingham  
Surplus Utilities property sale

Prepared by and return to:  
Real Property Division  
509 East Avenue South  
Clearwater, FL 33756

COUNTY DEED

THIS DEED, made this \_\_\_\_ day of \_\_\_\_\_, 2018, by PINELLAS COUNTY, whose address is 509 East Avenue South, Clearwater, FL 33756, a political subdivision of the State of Florida, hereinafter referred to as "Grantor", and ABL PROPERTIES 2, LLC, One Beach Drive S.E. #230, St. Petersburg, Florida 33701 hereinafter referred to as "Grantee."

WITNESSETH

That the said Grantor, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has released, granted, bargained and sold to the Grantee, or its assigns forever, the following described land lying and being in Pinellas County, Florida:

*Lands described in Exhibit "A" attached hereto and by this reference made a part hereof, hereinafter referred to as Property, together with all mineral rights, development rights, easements, riparian and littoral rights.*

Additionally Grantor hereby agrees to release all reserved interests in phosphate, minerals, metals, and petroleum in compliance with Florida Statutes Section 270.11(3), upon sale of the Property to the Grantee.

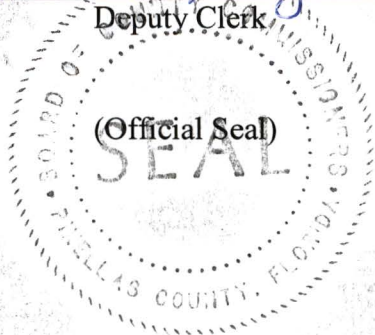
IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners, acting by the Chairman of said Board, the day and year first written above.

ATTEST: KEN BURKE  
Clerk of the Circuit Court

By: *Nancy J. Jay*  
Deputy Clerk

PINELLAS COUNTY, FLORIDA  
by and through its Board of  
County Commissioners

By: *Kenneth T. Wild*  
Chairman



APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY  
By: *Chris May*  
Attorney

EXHIBIT "A"  
LEGAL DESCRIPTION

That part of the north½ of the northwest quarter (NW1/4) of the northeast quarter (NE1/4) of the northwest quarter (NW1/4) of Section 18, Township 30 South, Range 15 East, Pinellas County, Florida, described as follows:

From a point on the 40 acre line 330 feet S 0°06'15" West, from the northwest corner of the northeast quarter (NE1/4) of the northwest quarter (NW1/4) of Section 18, Township 30 South, Range 15 East, run S 89°07'59" East, 190 feet to the northwest corner of Lot 1 , Block D, Beachview Grove Park, 1st Addition as recorded in Plat Book 40, page 27, Pinellas County records and P.O.B.

Then continue on the north line of said platted subdivision 146 feet M.O.L. to the southwest corner of the property conveyed to R & R Lawn, Inc., by Warranty Deed recorded in O.R. 2942, page 287. Then run on the west line of the R & R Lawn, Inc. property N 0°5'32" East, 155 feet M.O.L. to a point 5.53 feet east of the southeast corner of the property conveyed to Tremarco Corporation by Warranty Deed recorded in O.R. 98, page 77.

Then run on the south line of the Tremarco Corporation property N 89°07'59" West 144.47 feet to the southwest corner of the Tremarco property.

Then run South 155 feet M.O.L. to the P.O.B.

Along with a perpetual easement for ingress and egress being the North 25 feet of the property conveyed to Pick Kwik Food Stores, Inc. by Warranty Deed, recorded in O.R. 3482, page 892, less the eastern 145 feet M.O.L. thereof, hereinbefore conveyed in Warranty to Pinellas County by O.R. 4066, page 1608.

LESS AND EXCEPT the property conveyed to Antoni W. & Wincenta Niewiarowski by County Deed recorded in O.R. 5418, page 1303 as follows:

Begin at the Northeast corner of the Northwest ¼ of the Northwest¼ of Section 18, Township 30 South, Range 15 East, run S. 00 deg. 06'15" W., along the 40 acre line a distance of 180.12 feet; thence S. 89 deg. 07'59" E., a distance of 33.80 feet; thence S. 89 deg. 07'59" E., a distance of 161.20 feet to the Point of Beginning. Thence N. 00 deg. 05'32" E., a distance of 5.00 feet; thence S. 89 deg. 07'59" E., a distance of 144.47 feet; thence S. 00 deg. 05'32" W., a distance of 5.00 feet; thence N. 89 deg. 07'59" W., a distance of 144.47 feet to the point of Beginning.

Reviewed by: SBB CH  
Date: 7/23/08  
SFN 1332 #119