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Prepared by and return to:
Equity National Title LLC
31564 US Hwy 19 N.
Palm Harbor, FL 34684
727-526-3529
File Number: 13-5090

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Warranty Deed

This Warranty Deed made this 15th day of January, 2014 between Franklin Asset Group, LP, a Delaware limited partnership whose post office address is 19950 W Country Club Dr, Ste 100, Aventura, FL 33180, grantor, and St. Anthony's Development Company, LLC, a Florida limited liability company whose post office address is 19950 West Country Club Dr #100, Aventura, FL 33180, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration 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 heirs, executors, administrators, and assigns forever, the following described land, situated, lying and being in Pinellas County, Florida to-wit:

A part of Block U and the East portion of Block T, of the Plat of Grand Bay, Florida, as recorded in Plat Book 4, Page 13, of the Public Records of Pinellas County, Florida, together with a vacated portion of Canal Street, as recorded in Official Records Book 3458, Page 733, of the Public Records of Pinellas County, Florida, further described as follows:

Begin at the Southeast corner of Lot 11, Block U, of the said Plat of Grand Bay, Florida, said point being the Point of Beginning, and run thence N 89°50'45" W, along the North right-of-way line of Jeter Street, 378.42 feet to a point on the East right-of-way line of U.S. Highway Alternate 19; thence N 24°20'00" E, along said East right-of-way line, 380.75 feet; thence continue along said East right-of-way line S 65°40'00" E, 20.00 feet; thence continue along said East right-of-way line, N 24°20'00" E, 79.97 feet; thence S 89°49'21" E, 171.64 feet to a point on the East line of Lot 3, Block U of aforesaid Plat of Grand Bay, Florida; thence S 00°10'39" W, 412.04 feet to the Point of Beginning.

Parcel Identification Number: 11-28-15-00000-310-0200

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any,

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31st, 2013.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Signed, sealed and delivered in our presence:

Franklin Asset Group, LP, a Delaware Limited Partnership

By: RE Invest International LLC, its General Partner

By: Executive Enterprises, Inc., its Manager

By: Alex Berkovich
Alex Berkovich, President

[Signature]
Witness Name: Vladimir Biondini

(Corporate Seal)

[Signature]
Witness Name: Furkot Kend

State of Florida
County of Bradford

The foregoing instrument was acknowledged before me this 15th day of January, 2014 by Alex Berkovich, President of Executive Enterprises, Inc., Manager of RE Invest International LLC, the General Partner of Franklin Asset Group, LP, on behalf of the corporation. He/she is personally known to me or has produced a driver's license as identification.

[Notary Seal]

[Signature]
Notary Public

Printed Name: Furkot Kend

My Commission Expires: June 22, 2017

