

ATTACHMENT A

This instrument prepared by
and return to:

Preston O. Cockey, Jr., Esquire
Preston O. Cockey, Jr., P.A.
110 E. Madison Street
Suite 204
Tampa, Florida 33602

WARRANTY DEED

THIS WARRANTY DEED made this 17 day of MAY, 2018 between **2500 34th ST, LLC**, a Florida limited liability company, whose mailing address is 6654 78th Avenue North, Pinellas Park, Florida 33781 ("Grantor"), party of the first part, and **PINELLAS COUNTY, FLORIDA**, a political subdivision, Attn: Real Property Division, 509 East Avenue South, Clearwater, FL 33756 ("Grantee"), party of the second part.

That Grantor, the party of the first part, for and in good and valuable consideration of the exchange of the property located at 1800 66th Street North, St. Petersburg, Florida 33710, has granted, bargained, sold and exchanged with Grantee, the party of the second part, its successors and assigns forever, the following described land lying in and being in Pinellas County, Florida.

Legal description of real estate located in Pinellas County, Florida:

See Exhibit "A"

together with all development rights, easements and riparian and littoral rights, hereinafter referred to as the "Property"

Parcel Number: 10/31/16/82161/001/0010

Subject to Easements and Restrictions of record

In addition to the existing easements and restrictions of record, this conveyance shall also be subject to Grantor's reservation of a leasehold interest in the favor of Grantor for an initial term, according to the terms and conditions of that separate leasehold reservation agreement executed contemporaneously herewith.

IN WITNESS WHEREOF, Grantor, the party of the first part, has caused these presents to be executed in its name, the day and year aforesaid.

[Signature on following page]

Witnesses:

2500 34th St, LLC, a Florida limited liability company

Luz E Plaza
Print Name: Luz E Plaza

Carolene Fooks
Print Name: Carolene Fooks

By: *[Signature]*
Carlos A. Yepes, Manager

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 7th day of MAY, 2018, by Carlos A. Yepes, as Manager of 2500 34th St, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me.

Mary K. Kuzbyt
NOTARY PUBLIC
Print Name: MARY K. KUZBYT

(Affix Seal)



EXHIBIT "A"

The land referred to herein below is situated in the County of Pinellas, State of Florida, and is described as follows:

Parcel 1:

The South 200 feet of the North 600 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 31 South, Range 16 East, less the East 50 feet thereof and the West 30 feet thereof for street purposes, Pinellas County, Florida.

ALSO BEING DESCRIBED as Lot 1, Block 1 of SIRMONS ESTATES CHRYSLER ADDITION, according to the plat thereof as recorded in Plat Book 67, Page 68, of the public records of Pinellas County, Florida.

And The North 400 feet of the East 1/2 of the Southeast 1/4 of Southeast 1/4 of Section 10, Township 31 South, Range 16 East, less the East 50 feet thereof and the West 30 feet thereof for street purposes, Pinellas County, Florida.

Said tract also being described as follows:

The North 600 feet of the East 1/2 of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 31 South, Range 16 East, less the East 50 feet thereof and the West 30 feet thereof for street purposes.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

Commencing at the Southeast corner of the aforementioned tract, same being the Southeast corner of said Lot 1, Block 1 of SIRMONS ESTATES CHRYSLER ADDITION, according to the plat thereof as recorded in Plat Book 67, Page 68, of the public records of Pinellas County, Florida; thence along the East line of said tract, same being the West right-of-way line of US Highway 19 N00°08'16"E, a distance of 258.36 feet to the POINT OF BEGINNING; thence N89°51'39"W, a distance of 114.73 feet to the point of curvature with a tangent circular curve concave to the North; thence along the arc of the said curve, having a radius of 85.00 feet, an arc distance of 38.65 feet, a central angle of 26°03'14", the chord for which bears N76°50'02"W, a chord distance of 38.32 feet to the point of tangency; thence N63°48'26"W, a distance of 76.80 feet to the point of curvature with a tangent circular curve concave to the South; thence along the arc of the said curve having a radius of 100.00 feet, an arc distance of 45.47 feet, a central angle of 26°03'14", the chord for which bears N76°50'02"W, a chord distance of 45.08 feet to the point of tangency; thence N89°51'39"W, a distance of 318.70 feet to the West line of said tract; thence along said line N00°07'11"E, a distance of 287.66 feet to the North line of said tract; thence along said line S89°59'35"E, a distance of 583.77 feet to the East line of said tract; thence along said line, same being the West right-of-way line of US Highway 19, S00°08'16"W, a distance of 341.54 feet to the POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND ALSO BE DESCRIBED AS FOLLOWS:

BEGINNING at the Southeast corner of the aforementioned tract, same being the Southeast corner of said Lot 1, Block 1, of SIRMONS ESTATES CHRYSLER ADDITION, according to the plat thereof as recorded in Plat Book 67, Page 68, of the public records of Pinellas County, Florida; thence along the

South boundary of said tract, same being the South line of said Lot 1, S89°59'49"W, a distance of 583.58 feet to the West line of said tract; thence N00°07'11"E along said line, a distance of 312.34 feet; thence S89°51'39"E, a distance of 318.70 feet to the point of curvature with a tangent circular curve concave to the South; thence along the arc of the said curve, having a radius of 100.00 feet, an arc distance of 45.47 feet, a central angle of 26°03'14", the chord for which bears S76°50'02"E, a chord distance of 45.08 feet to the point of tangency; thence S63°48'26"E, a distance of 76.80 feet to the point of curvature with a tangent circular curve concave to the North; thence along the arc of the said curve, having a radius of 85.00 feet, an arc distance of 38.65 feet, a central angle of 26°03'14", the chord for which bears S76°50'02"E, a chord distance of 38.32 feet to the point of tangency; thence S89°51'39"E, a distance of 114.73 feet to the East line of said tract, same being the West right-of-way line of US Highway 19; thence along said line, S00°08'16"W, a distance of 258.36 feet to the POINT OF BEGINNING.

PARCEL 2:

TOGETHER WITH those certain easement(s) as set forth in Reciprocal Ingress/Egress Easement and Exclusive Parking Agreement recorded in Official Records Book 19274, Page 648, of the public records of Pinellas County, Florida.

PARCEL 3:

TOGETHER WITH those certain easement(s) as set forth in that certain Declaration of Easements and Covenants recorded in Official Records Book 19274, Page 880; as amended by First Amendment thereto recorded in Official Records Book 19899, Page 1292, of the public records of Pinellas County, Florida.