

Prepared by and return to:
Real Property Division
Attn: Cynthia M. Harris
509 East Avenue South
Clearwater, FL 33756

Property Appraiser
Attention: Community Development

COUNTY DEED

THIS DEED, made this 11 day of October, 2016, 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 HABITAT FOR HUMANITY OF PINELLAS COUNTY, whose address is 13355 49TH Street North, Clearwater, FL, 33762, 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, its heirs and assigns forever, the following described land lying and being in Pinellas County, Florida:

LOT 15, Block "A" WEST COAST SUBDIVISION according to the Plat thereof, as recorded in Plat Book 27, Page 49 of the Public Records of Pinellas County, Florida.

"Subject to the Deed restrictions attached as Exhibit A."

08/30/15/96282/001/0150

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.

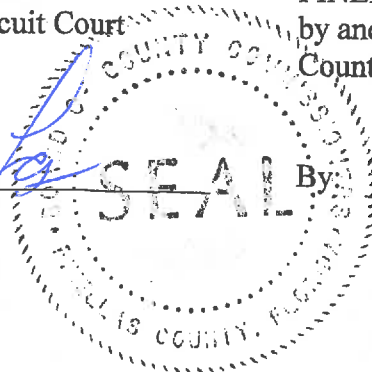
ATTEST: KEN BURKE
Clerk of the Circuit Court

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


By:



Deputy Clerk



By:



Chairman

(Official Seal)

Exhibit "A"
Deed Restrictions

The property must be developed pursuant to the following development conditions:

- a. BUYER must construct a residential single-family detached house on the lot;
- b. Houses must be built in accordance with all applicable building, land use and zoning regulations;
- c. Houses must meet the following minimum size and design requirements;
 - 1,200 square feet;
 - 3 bedroom;
 - 2 bathroom; and
 - Enclosed garage;
- d. Buyer must obtain building permits and commence construction, including on-site construction activities within one (1) year of the closing date; BUYER may be granted an extension of time for good cause at the sole discretion and with the written consent of SELLER;
- e. Buyer must complete construction including obtaining a certificate of occupancy (CO) of a within 2 years of the date of this deed (closing date); BUYER is hereby on notice that the conditions referenced above constitute deed restrictions on the Property.

BUYER agrees to develop the Property in a manner consistent with the terms and conditions of the Contract for Sale and Purchase, and the terms and conditions outlined herein, at its sole cost and expense.

In the event the conditions subsequent to the closing date of the Property are not completed by the construction schedule requirements, the Property shall revert to the SELLER in fee simple real estate.

The BUYER further agrees that in the event of a default and reversion to SELLER, BUYER will provide a deed to SELLER to codify the same.

BUYER shall be liable for all costs and expenses incurred by SELLER enforcing its reversionary rights.

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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, its heirs and assigns forever, the following described land lying and being in Pinellas County, Florida:

LOT 16, Block "A" WEST COAST SUBDIVISION according to the Plat thereof, as recorded in Plat Book 27, Page 49 of the Public Records of Pinellas County, Florida.

"Subject to the Deed restrictions attached as Exhibit A."

08/30/15/96282/001/0160

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

By:

Nancy D. Hayes
Deputy Clerk

By:

Angela
Chairman

(Official Seal)

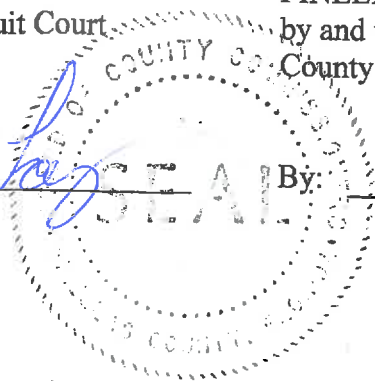


Exhibit "A"
Deed Restrictions

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- a. BUYER must construct a residential single-family detached house on the lot;
- b. Houses must be built in accordance with all applicable building, land use and zoning regulations;
- c. Houses must meet the following minimum size and design requirements;
 - 1,200 square feet;
 - 3 bedroom;
 - 2 bathroom; and
 - Enclosed garage;
- d. Buyer must obtain building permits and commence construction, including on-site construction activities within one (1) year of the closing date; BUYER may be granted an extension of time for good cause at the sole discretion and with the written consent of SELLER;
- e. Buyer must complete construction including obtaining a certificate of occupancy (CO) of a within 2 years of the date of this deed (closing date); BUYER is hereby on notice that the conditions referenced above constitute deed restrictions on the Property.

BUYER agrees to develop the Property in a manner consistent with the terms and conditions of the Contract for Sale and Purchase, and the terms and conditions outlined herein, at its sole cost and expense.

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LOT 17, Block "A" WEST COAST SUBDIVISION according to the Plat thereof, as recorded in Plat Book 27, Page 49 of the Public Records of Pinellas County, Florida.

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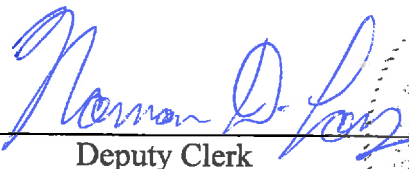
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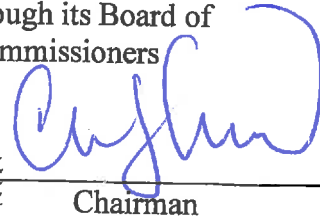
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ATTEST: KEN BURKE
Clerk of the Circuit Court

PINELLAS COUNTY, FLORIDA
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Deputy Clerk


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(Official Seal)

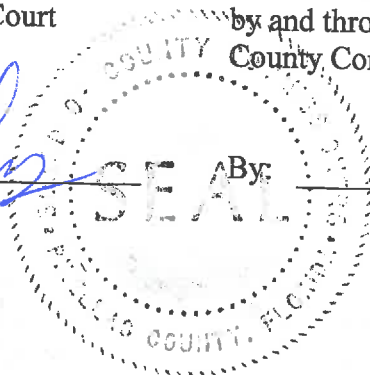


Exhibit "A"
Deed Restrictions

The property must be developed pursuant to the following development conditions:

- a. BUYER must construct a residential single-family detached house on the lot;
- b. Houses must be built in accordance with all applicable building, land use and zoning regulations;
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 - 1,200 square feet;
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