

E-RECORDED

simplifile

ID: BK: 23007 Pl: 430
 County: Pinellas
 Date: 12/18/2024 Time: 1:55 PM

Prepared by:

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

BILL OF SALE AND ASSIGNMENT

The undersigned, **2500 34th ST, LLC**, a Florida limited liability company, as Landlord, under that certain "Lease With Option To Purchase" with **PINELLAS COUNTY**, a political subdivision of the State of Florida, as Tenant, sells, conveys, assigns and sets over to **Pinellas County** all of its right, title and interest in the building, all permanent improvements, fixtures, machinery and equipment, and all other related improvements to the real property described on Exhibit A, including all currently surviving warranties and guaranties, if any, it being the intention of the undersigned to retain no interest whatsoever in any part of the real property or improvements thereon or therein.

Wherefore the undersigned has executed this Bill Of Sale And Assignment effective as of the ____ day of December, 2024.

WITNESSES:

2500 34TH ST, LLC, a Florida
 limited liability company

By: [Signature]
 Chistian A. Yepes, Manager

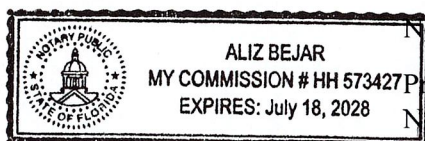
[Signature]
 Print Name: AMY HARRY
 Address: 6654 78th AVE N
PINELLAS PARK, FL 33781

[Signature]
 Print Name: RACHEL N MORGAN
 Address: 6654 78th AVE N
PINELLAS PARK, FL 33781

STATE OF FLORIDA
 COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 10th day of December, 2024 by Christian 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 or ☐ has produced his Florida driver's license as identification.

(Affix Seal)



Notary Public

Print Name: Aliz Bejar

Notary Public, State of Florida

[Signature page to Bill of Sale and Assignment]

WITNESSES:

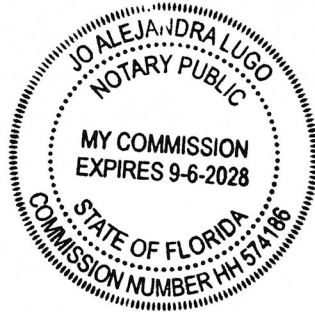
Christine Couvas
Print Name: Christine Couvas
Address: 315 Court Street
Clearwater FL 33756

Sandra L. Shields
Print Name: Sandra L. Shields
Address: 315 Court Street
Clearwater, FL 33756

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ on-line notarization, this 12 day of December, 2024 by Barry Burton, as County Administrator for Pinellas County. He ☒ is personally known to me or ☐ has produced his Florida driver's license as identification.

(Affix Seal)



COUNTY:

By: Barry Burton
Barry Burton, County Administrator

Notary Public

Print Name:

Notary Public, State of Florida

Jo Alejandra Lugo
Jo Alejandra Lugo

APPROVED AS TO FORM

By: Maria C. White, Esq.
Office of the County Attorney

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.