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Kevin E. DeBlaker
CLERK OF THE COUNTY COURT
PINELLAS COUNTY, FLORIDA

OCT 18 4 50 PM '88

GRANT OF EASEMENT

Documentary Tax Pd. \$.55
Intangible Tax Pd.
Kevin E. DeBlaker, Clerk, Pinellas County
By [Signature] Deputy Clerk

THIS INSTRUMENT has been made and entered into this 26th day of August, 1988, by and between THOMAS J. MANNAUSA and MANATEE MANAGEMENT, LTD. a Florida Limited Partnership, hereinafter referred to as GRANTOR, and CASA DEL SOL-MADRID, a Condominium and CASA DEL SOL-MADRID CONDOMINIUM ASSOCIATION, INC., a Florida Corporation Not-For-Profit, hereinafter referred to as GRANTEE; and is for the purpose of granting from GRANTOR to GRANTEE a non-exclusive Easement for Ingress, Egress and Use and Maintenance over the lands described on Exhibit A, attached hereto and made a part hereof; and the Parties acknowledge as follows:

RECORDING
REV: 24.00
EX: .55
EST: _____
YES: _____
MTF: _____
PIC: _____
REV: _____
24.55
OK

A. GRANTOR owns certain real property in Pinellas County, Florida on which are located certain improvements, including, but not necessarily limited to a portion of a Carport and two additional parking spaces used and maintained by GRANTEE; and,

14098320 CFM 10-18-88	16:55:00
RECORDING	1 \$24.00
DOC STAMPS	2 \$0.55
TOTAL:	\$24.55
CHECK AMT TENDERED:	\$24.55
CHANGE:	\$0.00

B. The legal description of the property which is the subject of this Easement and which is referred to in Paragraph A, above is as described on Exhibit A, attached to this document and made an integral part of it; (Exhibit A being a sketch of a proposed easement dated 11/20/87 and prepared and drawn under the supervision of Daniel D. Ferrans, Florida Registered Surveyor); and,

C. The GRANTEE wishes to have a formal Easement over, upon, under and through the described property and for the use of the improvements located thereon and GRANTOR wishes to grant such an Easement to GRANTEE; and,

D. The Parties, in consideration of the sum of Ten (\$10.00) Dollars and other good, valuable and sufficient

RETURN TO:
David F. Kern, J.D., Attorney at Law
516 Lakeview Road Villa III Clearwater, Florida 34616

[Handwritten mark]

consideration, the receipt of which is acknowledged by the GRANTOR and the adequacy and sufficiency of which is acknowledged by the Parties, they do agree as follows:

1. GRANTOR does by this Instrument grant, convey, give and release unto the GRANTEE a non-exclusive Easement over, under, upon and through the property of the GRANTOR described on Exhibit A attached, including the right of use of the improvements located and maintained thereon, both now and in the future, IN PERPETUITY, for the use and benefit of the GRANTEE, its successors, assigns and others claiming by, through or under it.

2. The improvements presently on the property of the GRANTOR include but are not limited to, a portion of a Carport and two additional parking spaces used and maintained by the GRANTEE.

3. GRANTOR is seized and possessed, in fee simple of the property describe above and has the right to grant the Easement here defined; and there are no other persons, entities or claimants to the property whose joinder or consent to this grant are required, other than those who have signed on behalf of GRANTOR below.

4. This Easement shall grant unto the GRANTEE, its owners, tenants, servants, visitors and licensees the rights here afforded and granted for all purposes connected with the use and enjoyment of the improvements on the property of the GRANTOR shown on Exhibit A, and those likely situated who may from time to time lawfully be entitled to enjoy and benefit from this Grant of Easement.

5. It is expressly agreed that the GRANTOR, its successors or assigns or other claiming by, through or under it, shall not be obligated to maintain the improvements located on the Property as shown on Exhibit A except as mutual use thereof may call for a sharing of the common

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expenses of the improvements; and the taxes on said property, exclusive of any tangible or intangible personal property tax (which such taxes shall be paid by the GRANTEE) shall be paid by the GRANTOR who remains the owner of the Property.

6. It is further expressly agreed that GRANTOR assumes no liability, express or implied to GRANTEE, its successors, assigns, tenants, invitees or licensees or to any person using the property or improvements shown on Exhibit A by invitation or right of the GRANTEE; and GRANTEE shall maintain bodily injury and other appropriate forms of liability insurance on the subject property to which this Easement applies, showing the GRANTOR as an additional insured as interest may appear.

7. GRANTEE shall have and hold this Easement and the rights conveyed hereby, and as referred to above and as identified on Exhibit A, IN PERPETUITY, free of the claims of others than the GRANTOR, its successors or assigns and GRANTOR shall not make, give or convey a similar Easement without the express written consent of GRANTEE.

IN WITNESS WHEREOF, the Parties have hereunto set their hands and seals, by their duly authorized representatives or agents, on this 26 day of August 1988.

Signed, Sealed and Delivered
in the presence of:

Carol L. O'Neil
Carol L. O'Neil

Thomas J. Mannausa
THOMAS J. MANNAUSA

David F. Kern, J.D., Attorney at Law
516 Lakeview Road Villa III Clearwater, Florida 34616

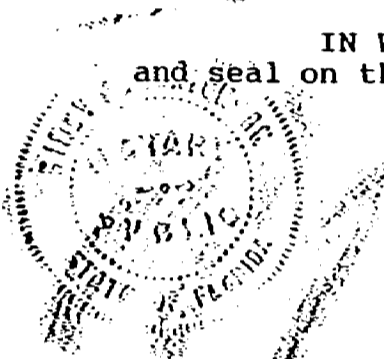
Arlene Backley
Kathy Smith

NWL
MANATEE MANAGEMENT, LTD.
by Manatee Management Inc
PK NWFL, authorized representative

STATE OF FLORIDA
COUNTY OF

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared THOMAS J. MANNAUSA to me known to be the person described in the foregoing statement, and who freely and voluntarily acknowledged before me that he made and subscribed the same for the use and purpose therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 26th day of Aug., 1988.



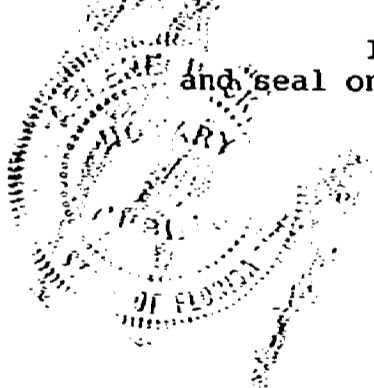
Cynthia Frederickson
Notary Public
My commission expires:

Notary Public, State of Florida
My Commission Expires Nov. 23, 1989
Bonded By American Fire & Casualty Company.

STATE OF FLORIDA
COUNTY OF Manatee

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared (Patrick) K. Neal on behalf of MANATEE MANAGEMENT, LTD., to me known to be the person described in the foregoing Easement as GRANTOR, and who freely and voluntarily acknowledged before me that he made and subscribed the same for the use and purpose therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this 26th day of August, 1988.

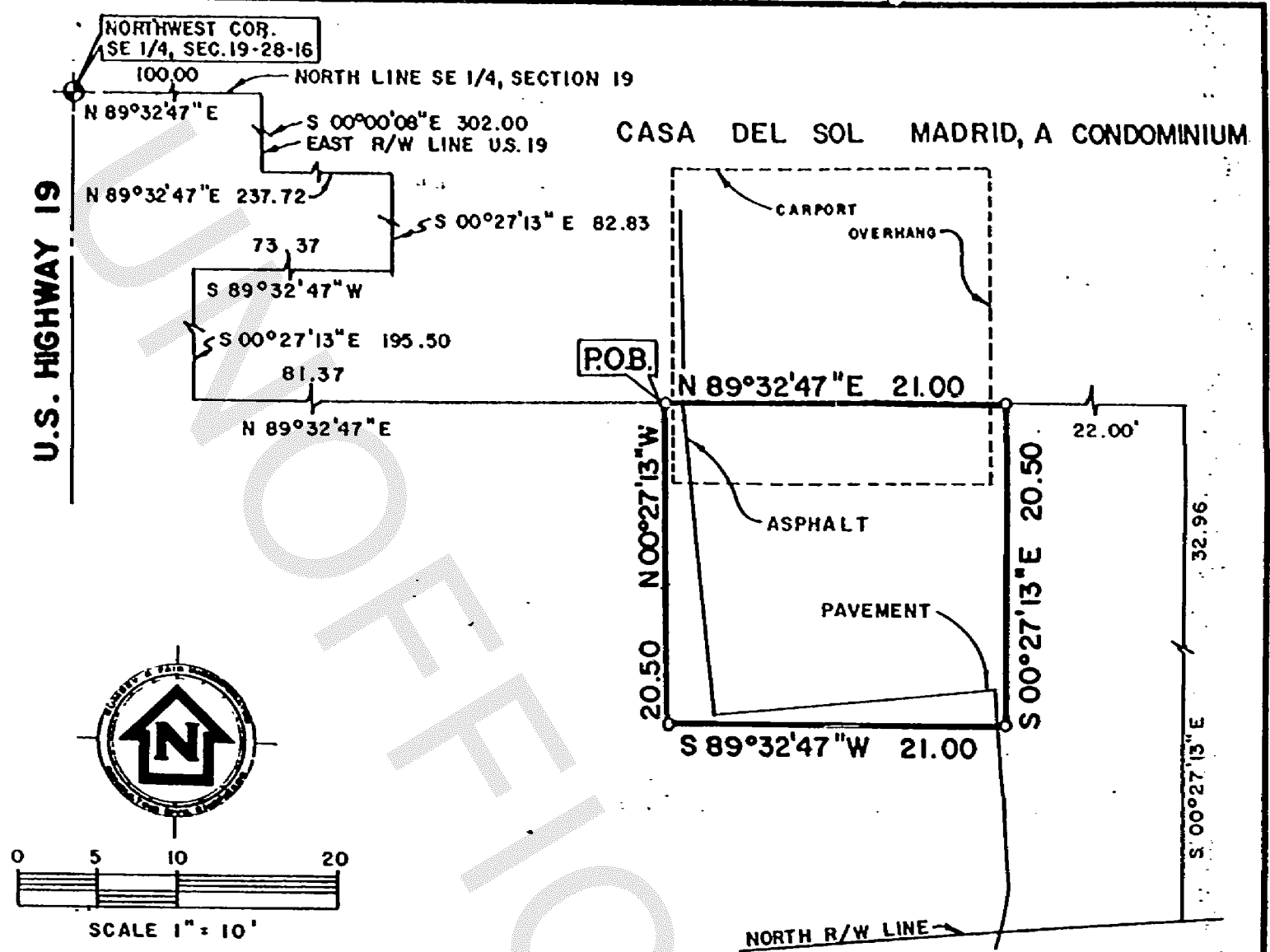


Arlene Backley
Notary Public
My commission expires:

Notary Public, State of Florida
My Commission Expires April 24, 1989
Bonded By American Fire & Casualty Company.

David F. Kern, J.D., Attorney at Law
516 Lakeview Road Villa III Clearwater, Florida 34616

COPIES



WINDING CREEK BLVD. (80' R/W)

That portion of the Southeast 1/4 of Section 19, Township 28 South, Range 16 East, Pinellas County, Florida, being further described as follows:

Commence at the Northwest corner of the Southeast 1/4 of said Section 19; thence along the North line of the Southeast 1/4 of said Section, N. 89°32'47" E., 100.00 feet to the East right-of-way line of U.S. Highway 19; thence along said line, S. 00°00'08" E., 302.00 feet; thence N. 89°32'47" E., 237.72 feet; thence S. 00°27'13" E., 82.83 feet; thence S. 89°32'47" W., 73.37 feet; thence S. 00°27'13" E., 195.50 feet; thence N. 89°32'47" E., 81.37 feet to the POINT OF BEGINNING; thence N. 89°32'47" E., 21.00 feet; thence S. 00°27'13" E., 20.50 feet; thence S. 89°32'47" W., 21.00 feet; thence N. 00°27'13" W., 20.50 feet to the POINT OF BEGINNING.

Containing 0.01 acres more or less.

Subject to easements, restrictions and rights-of-way of record.

Prepared under the supervision of:
Date 11/20/87
Daniel D. Ferrans, L.S. #3885
Florida Registered Surveyor

SKETCH ONLY NOT A SURVEY

SHEET 1 OF 1

CUMBEY & FAIR INC.
CONSULTING CIVIL ENGINEERS

PROPOSED EASEMENT

2483 ENTERPRISE ROAD, CLEARWATER, FLORIDA 33875

SCALE 1" = 10'	DATE 11/20/87	DR DHR.	CHK K/L	JOB No. 0449
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SEC. 19, TWP 28 S., RGE 16 E.
PINELLAS COUNTY, FLORIDA