

Prepared by and Return to:
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PREPARATION OF INSTRUMENT WITHOUT
OPINION OF TITLE

Parcel ID No. 03/31/15/95077/000/0708

THIS QUIT CLAIM DEED, executed the 11th of March, 2009, by CAROL KIERNAN, a married woman, whose post office address is 1732 Broadleaf Court, Trinity, Florida 34655, first party, to JAMES E. KIERNAN and CAROL A. KIERNAN, as Trustees of the Revocable Trust Agreement of James E. Kiernan and Carol A. Kiernan UTD March 18, 2005 whose post office address is 1732 Broadleaf Court, Trinity, Florida 34655, second party.

WITNESSETH that the first party, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt of which is hereby acknowledged, does hereby remise, release, and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to easements and restrictions of record.

The above-mentioned property is not the homestead of the Grantor under the laws and constitution of the State of Florida.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Joanne Papanikas
JOANNE PAPANIKAS
Witness

Carol Kiernan
CAROL KIERNAN

Alicia Drago
ALICIA DRAGO
Witness

STATE OF FLORIDA

COUNTY OF PASCO

THE FOREGOING INSTRUMENT was acknowledged before me this 11th day of March, 2009, by CAROL KIERNAN, who provided a Florida driver license as identification and who did take an oath.

Jenny S Sieg
NOTARY PUBLIC

My commission expires:

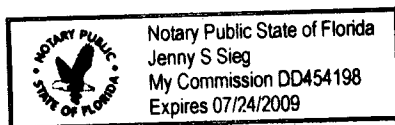


EXHIBIT "A"

CONDOMINIUM PARCEL: UNIT NO. 708

THE WASHINGTON TOWERS, A CONDOMINIUM

according to plat thereof recorded in Condominium Plat Book 15, pages 50 to 54 inclusive, and being further described in that certain Declaration of Condominium recorded in Official Record Book 4080, page 927, as Clerk's Instrument No. 73129871, Public Records of Pinellas County, Florida, together with an undivided .00966, share in the common elements appurtenant thereto, lying within Parcel A of the exhibit attached hereto.

AND

Assignment of Leasehold interest in lease recorded in Official Record Book 4082, page 1358, as last assigned in Official Record Book 4137, page 148, as to an undivided .00966, share in common elements, lying within Parcel B of the exhibit attached hereto.

EXHIBIT P

PARCEL A:

Commence at the center of SECTION 3, TOWNSHIP 31 SOUTH, RANGE 15 EAST, and run North 0 deg. 34' 24" East, a distance of 139.34 feet; thence run South 41 deg. 58' 57" West, a distance of 2089.92 feet; thence run North 36 deg. 22' 35" West a distance of 1019.53 feet; thence run South 56 deg. 57' 18" West, a distance of 240.91 feet to the Point of Beginning; thence run South 36 deg. 22' 35" East, a distance of 65.67 feet; thence run South 53 deg. 37' 25" West, a distance of 24.00 feet; thence run South 36 deg. 22' 35" East, a distance of 113.00 feet; thence run South 53 deg. 37' 25" West, a distance of 72.50 feet; thence run North 36 deg. 22' 35" West, a distance of 291.67 feet; thence run North 53 deg. 37' 25" East, a distance of 72.50 feet; thence run South 36 deg. 22' 35" East, a distance of 113.00 feet; thence run North 53 deg. 37' 25" East, a distance of 24.00 feet to the Point of Beginning.

PARCEL B:

Commence at the center of SECTION 3, TOWNSHIP 31 South, RANGE 15 EAST, and run North 0 deg. 34' 24" East, a distance of 139.34 feet; thence run South 41 deg. 58' 57" West, a distance of 2089.92 feet; thence run North 36 deg. 22' 35" West, a distance of 1019.53 feet to the Point of Beginning; thence continue North 36 deg. 22' 35" West, a distance of 142.11 feet; thence run South 53 deg. 37' 25" West, a distance of 166.98 feet; thence run North 36 deg. 22' 35" West, a distance of 45.00 feet; thence run South 53 deg. 37' 25" West, a distance of 119.41 feet; thence run South 36 deg. 21' 34" East, a distance of 18.15 feet; thence run South 53 deg. 38' 36" West, a distance of 104.50 feet; thence run South 36 deg. 21' 24" East, a distance of 231.00 feet; thence run South 53 deg. 38' 36" West, a distance of 21.00 feet; thence run South 36 deg. 21' 24" East, a distance of 136.00 feet; thence run North 53 deg. 38' 36" East, a distance of 33.00 feet; thence run South 36 deg. 21' 24" East, a distance of 20.50 feet; thence run North 53 deg. 38' 36" East, a distance of 239.02 feet; thence run North 36 deg. 22' 35" West, a distance of 218.59 feet; thence run North 53 deg. 37' 25" East, a distance of 140.00 feet to the Point of Beginning, all lying and being in Pinellas County, Florida

Containing 2.782 Acres M.O.L.

(THE WASHINGTON TOWERS, A CONDOMINIUM, as recorded in Official Records Book 4080, page 944, Public Records of Pinellas County, Florida.)

LESS: That certain real property described as Parcel A above.

Subject to terms, conditions, covenants, restrictions, limitations, uses, agreements, purchase agreements, easements, options, management rules, by-laws and other provisions of record.