

Prepared By: Mikell L. St. Germain
Somers Title Company
1290 Court Street
Clearwater, FL 33756
727441-1088

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60300000

incidental to the issuance of a title insurance policy.
File Number: 1308002c
Parcel ID #: 31/28/16/64064/036/0440

47-0
4/3

WARRANTY LEASEHOLD CONDOMINIUM DEED

This Deed, dated August 22, 2013 by
Donald G. Cargas, an unmarried man
whose post office address is:

hereinafter called the GRANTOR, to
Shirley Demers, an unmarried woman
whose post office address is:

2340 Grecian Way #44
Clearwater, FL 33763-3113

hereinafter called the GRANTEE;

(Wherever used herein the terms "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does sell, conveys and assign unto the Grantee, all that certain property situate in Pinellas County, Florida viz:

Parcel Number: 31/28/16/64064/036/0440

That certain condominium parcel composed of Apartment No. 44, B36 Bldg, On Top of the World, Unit Forty Two, a Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on plat recorded in Condominium Plat Book 25, Page 104, all in accordance with, and subject to the Declaration of Condominium recorded in O.R. Book 4583, Page 2120, and all amendments thereto, all of the Public Records of Pinellas County, Florida.

Also Described As:

That certain condominium parcel composed of Apartment No. 44, B36 Bldg, (Wing "F" SW), On Top of the World, Unit Forty Two, a Condominium, together with an undivided interest in the common elements appurtenant thereto, as shown on plat recorded in Condominium Plat Book 25, Page 104, all in accordance with, and subject to the Declaration of Condominium recorded in O.R. Book 4583, Page 2120, and all amendments thereto, all of the Public Records of Pinellas County, Florida.

Property is not the homestead of the Grantor

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TO HAVE AND TO HOLD the same through out the remainder of the term of said lease until August 15, 2077, or earlier, if the term of said lease is sooner terminated in accordance with the provisions thereof.

AND the grantor hereby covenants with said Grantee that they are the lawful owners of said Condominium Parcel; that they have good right and lawful authority to sell and assign same; that they hereby fully warranty the title to said property and will defend the same against the lawful claims of all persons whomsoever.

SUBJECT to taxes for the year 2013 and subsequent years which are not yet due and payable.

IN WITNESS WHEREOF, The Grantor has caused these presents to be executed in their name the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature: Julius Barr
Julius Barr
Witness Print Name:

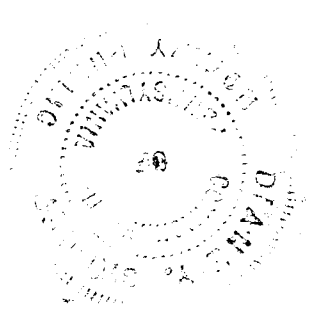
Donald G. Cargas
Donald G. Cargas

Witness Signature: Carl M. Payne
CARL M. PAYNE
Witness Print Name:

State of Pennsylvania
County of Lancaster

The foregoing instrument was sworn and acknowledged before me on August 22, 2013 by:
Donald G. Cargas
who is personally known to me or has produced driver's license as identification.

Diane Y. Gerber
Notary Signature
Print Name: Diane Y. Gerber
Notary Seal



Commonwealth of Pennsylvania
NOTARIAL SEAL
DIANE Y. GERBER, Notary Public
East Hempfield Twp., Lancaster County
My Commission Expires August 24, 2014

ACCEPTANCE

Grantee, by the acceptance of this conveyance, assumes and agrees to perform and abide by all the terms, covenants and conditions of the Declaration of Condominium (including Exhibits attached thereto) and the within described Lease.

Signed, sealed and delivered in the presence of:

Witness Signature: Martin Jackson
MARTIN JACKSON

Witness Print Name:

Shirley Demers
Shirley Demers

Witness Signature: Ronald E. Somers
RONALD E. SOMERS

Witness Print Name:

State of Florida
County of Pinellas

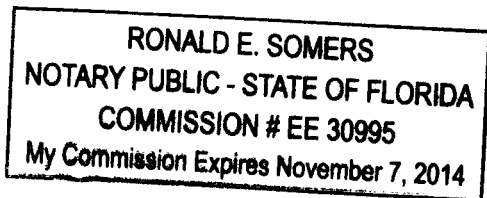
The foregoing instrument was sworn and acknowledged before me on August 30, 2013 by:
Shirley Demers
who is personally known to me or has produced driver's license as identification.

Ronald E. Somers

Notary Signature

Print Name:

Notary Seal



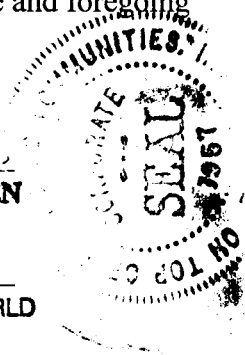
CONSENT

The Undersigned, by virtue of the authority vested in it, does hereby consent to the above and foregoing Assignment.

[Handwritten Signature]
by: **KENNETH D. COLEN**

[Handwritten Signature]
SHARON LICATA

Attest: **ON TOP OF THE WORLD COMMUNITIES, INC.**
for itself and as successor by merger to: Janet Land Corp.



Witness Signature: *[Handwritten Signature]*

KAREN L. BRASTED

Witness Print Name:

Witness Signature: *[Handwritten Signature]*
GAIL SANDERS

Witness Print Name:

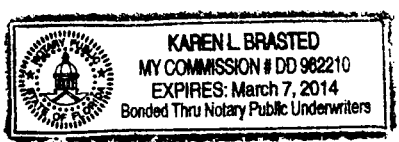
State of Florida
County of

The foregoing Consent was acknowledged before me on 6th Day of September, 2013 by:
KENNETH D. COLEN & **SHARON LICATA**
, as President and , Secretary of , a Florida Corporation, on behalf of said corporation.

[Handwritten Signature]
Notary Signature

Print Name: **KAREN L. BRASTED**

Notary Seal



CERTIFICATE OF APPROVAL

Bldg 36, Apt. 44

RE: Resale Cargas to Demers

This is to certify that the ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. approves the sale of Condominium Unit Bldg 36, Apt. 44 -- On Top of the World Unit 42, a condominium according to the contract dated July 27, 2013 and the seller and the purchaser agree that this contract represents the true and actual transaction and will be closed according to the terms therein.

Also this approval is subject to the closing agent providing a copy of the closing statement and a copy of the executed deed to the ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. located at 2069 World Parkway Blvd. East, Clearwater, Florida 33763.

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.

By: Shicata

STARONICATA