

Prepared by, and after recording return to:

Berry J. Walker, Jr., an employee of  
Walker & Tudhope, P.A.,  
225 South Westmonte Drive, Suite 2040  
Altamonte Springs, Florida 32714

Consideration: **\$396,000.00**

File Number: FA18-022

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**For official use by Clerk's office only**

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**WARRANTY DEED**

THIS INDENTURE, made this May 9, 2018, between **TSRE III St. Pete Self Storage, LLC**, a Mississippi limited liability company whose mailing address is: 12287 Highway 49, Gulfport, Mississippi 39503, party of the first part, and **Central Florida Holdings Group, Inc.**, a Florida corporation, whose mailing address is: 1641 2nd Avenue N, Saint Petersburg, Florida 33713, party/parties of the second part,

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

Lots 12, 13 and 14 of FLORIDA HEIGHTS, according to the Plat thereof as recorded in Plat Book 4, Page(s) 51, of the Public Records of PINELLAS County, Florida.

Parcel Identification Number: **07-31-17-28332-000-0120**

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth above.

Signed, sealed and delivered  
in the presence of:

TSRE III St. Pete Self Storage, LLC a Mississippi limited  
liability company:

Kerri Palmer  
Witness signature

By: [Signature]  
Print Name: T. Davis Gordon  
Title: Manager

Kerri Palmer  
Print witness name

[Signature]  
Witness signature

Tim MENINS  
Print witness name

State of Mississippi

County of: Harrison

THE FOREGOING INSTRUMENT was acknowledged before me this 9 day of May, 2018 by T. Davis Gordon, Manager of TSRE III St. Pete Self Storage, LLC a Mississippi limited liability company, () who is personally known to me or () who has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public

Print Notary Name

My Commission Expires: \*

Notary Seal

