

Prepared by and return to:  
Robin Lovetere

Equity National Title LLC  
31564 US Highway 19 North  
Palm Harbor, FL 34684  
727-526-3529  
File Number: 19-5310

\$ 3,250,000.00

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## Warranty Deed

**This Warranty Deed** made this 11th day of December, 2019 between Presidio Properties Inc., a Florida corporation whose post office address is P. O. Box 2514, Clearwater, FL 33757, grantor, and Woodside Estates Mansfield, LLC, a Florida limited liability company whose post office address is 175 US-19 ALT., Palm Harbor, FL 34683, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida to-wit:

Condominium Units 114, 116, 202, 207, 209, 212, 213, 214, 215, 216, 219, 220, 222, 304, 307, 308, 309, 311, 313, 316, 319, 320, 321, 322, 401, 402, 406, 407, 408, 415, 416, 418, 419, 421, 502, 504, 507, 508, 509, 512, 514, 519, 521, of LAKESIDE CROSSING, a Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 15411, Page 2126, of the Public Records of Pinellas County, Florida; together with all amendments thereto, if any, and together with an undivided interest in the common elements thereof in accordance with said declaration.

**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 grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2019**.

**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Cal. York  
Witness Name: Angela Yazbeck

[Signature]  
Witness Name: MICHAEL J. GUJU

Presidio Properties Inc., a Florida corporation

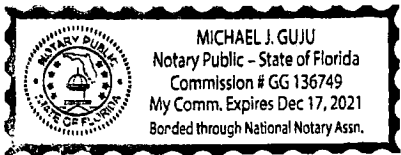
By: [Signature]  
Anke Beauregard, President

[Signature]  
By: \_\_\_\_\_  
Holger Peens, Vice President

State of Florida  
County of Pinellas

The foregoing instrument was acknowledged before me this 11th day of December, 2019 by Anke Beauregard, President and Holger Peens, Vice President of Presidio Properties Inc., a Florida corporation, on behalf of the corporation. They  are personally known to me or  have produced a driver's license as identification.

[Notary Seal]



[Signature]  
Notary Public  
Printed Name: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_