

Prepared by and Return To:
Pauline D. Callaghan
Fidelity National Title of Florida, Inc.
3401 4th Street N
St. Petersburg, FL 33704

Order No.: FTPA23-128156

APN/Parcel ID(s): 09/32/16/05631/000/1108

WARRANTY DEED

THIS WARRANTY DEED dated 17th day of February, 2023, by Melissa A. Clay and Thomas A. Towne, wife and husband, hereinafter called the grantor, to Robert O. Close and Deborah D. Casteel, Joint Tenants With Rights of Survivorship, whose post office address is 2909 Shaws Rd, Edgemere, MD 21219, hereinafter called the grantee:

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten And No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in the County of Pinellas, State of Florida, to wit:

Unit 1108 of Bayway Isles - Point Brittany Five, a Condominium according to the Declaration of Condominium thereof, recorded in Official Records Book 3835, Page(s) 422, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share in the common elements.

Subject to easements, restrictions, reservations and limitations of record, if any.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise 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, 2022.

WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Signed, Sealed and Delivered in the presence of:

[Signature]
Witness Signature

DAVID LIDDLE
Print Name

[Signature]
Witness Signature

Pauline Callaghan
Print Name

[Signature]
Melissa A. Clay

Thomas A. Towne
Thomas A. Towne

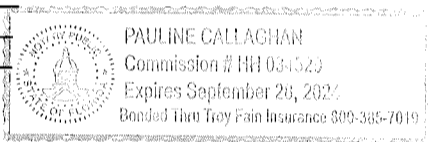
Address: 118 Bennett Rd
Camillus, NY 13031

State of Florida
County of Pinellas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of February, 2023, by Melissa A. Clay and Thomas A. Towne, to me known to be the person(s) described in or who has/have produced Driver's Lic as identification and who executed the foregoing instrument and he/she/they acknowledged that he/she/they executed the same.

[Signature]

Name: _____
Notary Public in and for the State of _____
My Commission Expires: _____



BAYWAY ISLES-POINT BRITTANY FIVE CONDOMINIUM CORPORATION, INC.
Hampshire House
5220 Brittany Drive South
St. Petersburg, FL 33715

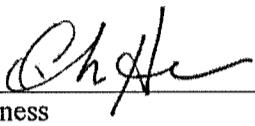
CERTIFICATE OF APPROVAL FOR SALE OF UNIT # 1108
PARKING SPACE L 165

FROM: Thomas A. Towne & Melissa Clay

TO: Robert O. Close & Deborah A. Casteel

We hereby certify that, as duly elected and qualified officers of Bayway Isles – Point Brittany Five Condominium Corporation, Inc., (hereinafter referred to as the “Association”), we have authority to execute this Certificate of Approval, and that the Board of Directors of the Association has approved the sale of the above mentioned unit, and does hereby waive any right which the Association may have to purchase said unit.

Thus approval is subject to the requirement that all delinquent assessments on said unit be brought current prior to the sale of said unit.



Witness

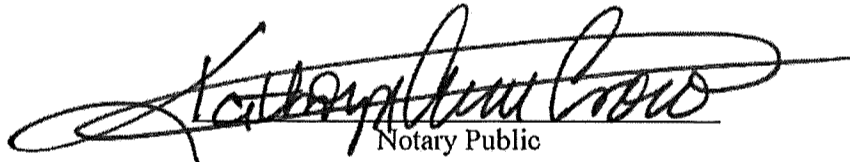


Association –

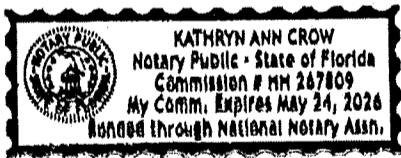
Notes: _____

State of Florida
County of Pinellas

I hereby certify that on this 7th day of February, 2023, before me, a Notary Public in and for said County, personally appeared June Nunnally the Secretary respectfully, for and on behalf of Bayway Isles – Point Brittany Five Condominium Corporation, Inc., a corporation organized and existing under the laws of the State of Florida and that the seal affixed thereto is the true and genuine seal of said corporation.



Notary Public



Copy of Warranty Deed is to be sent to:
Point Brittany Management Office
7300 Park Street
Seminole, FL 33777