

**Prepared by and Return To:**  
Yee Xiong  
Fidelity National Title of Florida, Inc.  
11244 Park Blvd  
Seminole, FL 33772

**Order No.:** FTPA23-132156

APN/Parcel ID(s): 31/30/15/16803/000/0901

### WARRANTY DEED

THIS WARRANTY DEED dated 6/12/2023, by Robert M. Robinson and Jenifer Martinez Robinson aka Jennifer A. Martinez Robinson aka Jennifer Martinez, husband and wife and Jackie Lynn Robinson and Neyda Robinson, husband and wife, hereinafter called the grantor, to Roger Conrad, as Trustee of the Roger Conrad Living Trust Dated May 27, 2020, and any amendments thereto and Ella Conrad, as Trustee of the Ella Conrad Living Trust Dated October 8, 2019, and any amendments thereto, whose post office address is 17408 Gulf Blvd #901, Redington Shores, FL 33708, 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 901, Building 1, of The Club Redington Condominium Apartments, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 3815, Page(s) 928, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of Pinellas County, Florida.

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

The Trust recited in this document confers on the trustee the power and authority either to protect, conserve and to sell, or to lease, or to encumber, or otherwise to manage and dispose of the real property described in this instrument.

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

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.

**WARRANTY DEED**  
(continued)

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.

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

Sandie Cross  
Print Name

[Signature]  
Witness Signature

Debbie Boyd  
Print Name

[Signature]  
Robert M. Robinson

[Signature]  
Jenifer Martinez Robinson aka Jennifer A. Martinez  
Robinson aka Jennifer Martinez

[Signature]  
Jackie Lynn Robinson

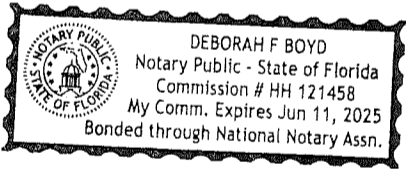
[Signature]  
Neyda Robinson

Address: 13909 Shadow Tree LN  
Tampa, FL 33618

State of Florida  
County of Hillsborough

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 6 day of June, 2023, by Robert M. Robinson and Jenifer Martinez Robinson aka Jennifer A. Martinez Robinson aka Jennifer Martinez and Jackie Lynn Robinson and Neyda Robinson, to me known to be the person(s) described in or who has/have produced drivers licenses 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 Florida  
My Commission Expires: \_\_\_\_\_



(NOTARY STAMP/SEAL):

**CLUB REDINGTON  
CONDOMINIUM ASSOCIATION, INC.  
CERTIFICATE of APPROVAL  
SALE or TRANSFER**

Robert & Jackie Robinson  
(Current Owner)

17408 Gulf Blvd #901  
(Address)

**STATUS OF ACCOUNT: \$ See Transaction ledger**  
**This may not represent full amount owed. An Estoppel is required.**  
Monthly Assessment Due on the 1<sup>st</sup>: \$ See Estoppel  
Next Payment Due: See Estoppel  
No Special Assessment Due at This Time  
**Qualified Property Management, Inc.**  
Date: 05.31.2023

The Board of Directors has reviewed the application for above Unit #901 \_\_\_\_\_ for  
the proposed SALE submitted by Ella & Roger Conrad  
(Purchaser)

**PROPOSED DATE OF CLOSING** 06.12.2023

The Board of Directors hereby Approves the SALE of the  
aforementioned unit as indicated.\* (Approves or Disapproves)

**NOTE:** All approvals are with the understanding that the proposed owner has received  
and agrees to abide by the Declaration of Condominium, Articles of  
Incorporation, By-Laws and/or the current Association Rules and Regulations.  
**\*CONTINGENT UPON PAYMENT OF ALL MONIES DUE**

Dated this 1<sup>st</sup> day of June, 20 23.

Emily Himen  
Signed On behalf of the Board of Directors