

Prepared by &
Return to:
LUCINDA J. WARREN, ESQ.
P.O. BOX 1009
Crystal Beach, Florida 36681

Rel. 35.50
Doc
stamps 840.

ASSIGNMENT OF PROPRIETARY LEASE

KNOW THAT JOHANN MLETZKO, AN UNREMARIED WIDOWER, Assignor, in consideration of the sum of Ten Dollars (\$10) paid by MARTIN RASKA AND DIANE G. KYD, HUSBAND AND WIFE, Assignee, whose address is 2171 Descartes St., Orleans, ON K4A 4E4 Canada and for other good and valuable consideration, do(es) hereby assign unto the Assignee all of the Assignor's right, title and interest in and to a certain long-term occupancy agreement made by and between Home Owners of Palm Hill, Inc. and its shareholders, pursuant to a Master Form Exclusive Right of Possession Agreement originally recorded December 17, 1986 in O.R. Book 6384, beginning at Page 1015, Public Records of Pinellas County, Florida, as amended, and which granted to Assignor certain rights and responsibilities in connection with an Assignment of Proprietary Lease recorded in O.R. Book 15664 Page 2149, Public Records of Pinellas County, Florida leasing the following described premises:

Lot 836, Block 1 PALM HILL MOBILE HOME PARK, a Mobile Home Cooperative, according to the Master Form Exclusive Right of Possession recorded in O.R. Book 6384, Page 1015, and all exhibits and amendments thereof, Public Records of Pinellas County, Florida together with the mobile home described in Identification No. CC7117AFLA, Title No. 17568129 and Identification No. CC7117BFLA, Title No. 17568130

Parcel ID # 03/30/15/65684/001/8360

Address: 836 Cane Palm St., Largo, FL 33778

TO HAVE AND TO HOLD THE SAME UNTO THE Assignee, and Assignee's executors, administrators, legal representatives, heirs, distributees, successors and assigns on and after the date hereof, for all the rest of the term of said Proprietary Lease, subject to the covenants, conditions and limitations therein contained and all matters of record.

Assignor is the owner of the Share Certificate of the Corporation appurtenant to the above described property and hereby transfers and assigns to the Assignee all of Assignor's right, title and interest in and to the Share which shall be cancelled and a new certificate representing the Share shall be issued to Assignee by the Corporation.

Assignor represents to the Assignee, and the Home Owners of Palm Hill, Inc., that there are no claims or liens against the lease hereby assigned, nor to the share(s) of stock allotted thereto, and that the Assignor has full right and authority to assign said lease. Assignor specifically represents that there are no judgments or tax liens outstanding against said Assignor.

IN WITNESS WHEREOF, the Assignor has executed this Assignment of Proprietary Lease this 26th day of March, 2024.

WITNESSES:

[Signature]
Witness #1 Signature
ANGEL KAMRAN
Witness #1 Print Name
116-2550 ARGENTIA RD,

MISSISSAUGA, ONTARIO L5N 5R1
Witness #1 Address

[Signature]
Witness #2 Signature
M. NADEEM CHAUDHRY
Witness #2 Print Name
116-2550 ARGENTIA RD,

MISSISSAUGA, ONTARIO L5N 5R1
Witness #2 Address

ASSIGNOR(S):

[Signature]
Johann Mletzko
836 Cane Palm St.
Largo, FL 33778

PROVINCE OF ONTARIO
MUNICIPALITY OF MISSISSAUGA

The foregoing instrument was acknowledged before me this 26 day of MARCH, 2024, by means of physical presence or online notarization, by Johann Mletzko who is/are personally known to me or who has/have produced CANADIAN PASSPORT NO. HC227262 as identification.

(SEAL)

[Signature]
Notary Public Signature

My Commission Expires:

My commission is for life, and does not expire

KARIIMAH ROJUBALLY
Type, Print or Stamp name of Notary



Kariimah Rojubally
Licensed Paralegal & Notary Public
116-2550 Argentia Rd, Mississauga
Ontario L5N 5R1, Canada. +14167319023
No Legal Advice Sought or Given

ACCEPTANCE BY ASSIGNEE

MARTIN RASKA and DIANE G. KYD, HUSBAND AND WIFE, ("Assignee") is the Assignee named in an Assignment of Proprietary Lease executed by Johann Mletzko, ("Assignor"). By the acceptance of this Assignment, Assignee agrees to be bound by the Master Form Proprietary Lease Agreement, the Articles of Incorporation and the Bylaws of HOME OWNERS OF PALM HILL, INC., a Florida corporation, all as amended from time to time, and assumes all obligations of Assignor thereunder. Assignee, by acceptance of the Assignment, acknowledges receipt of a copy of the Prospectus for PALM HILL MOBILE HOME PARK, A MOBILE HOME COOPERATIVE, including copy of the Master Form Exclusive Right of Possession Agreement, as amended and restated as above described, further agreeing to be bound by said agreement and by the governing documents of the cooperative, including the cooperative association's Articles of Incorporation and Bylaws and with the Rules and Regulations of the cooperative, as they exist, from time to time.

Dated this 11 day of April, 2024.

WITNESSES:

[Signature]
Witness #1 Signature
Patricia Long
Witness #1 Print Name
10225 Sulmonston Rd 3B
Largo, FL 33771
Witness #1 Address

[Signature]
Witness #2 Signature
Lucinda J Warren
Witness #2 Print Name
513 N. Mayo St.
Crystal Beach FL 34681
Witness #2 Address

ASSIGNEE(S):

[Signature]
Martin Raska
[Signature]
Diane G. Kyd

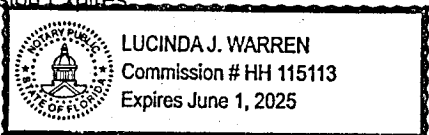
STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 11 day of April, 2024, by means of physical presence or online notarization, by Martin Raska and Diane G. Kyd who is/are personally known to me or who has/have produced ON DL - BOTH as identification.

(SEAL)

[Signature]
Notary Public Signature

My Commission Expires:



Type, Print or Stamp name of Notary

JOINDER AND CONSENT OF COOPERATIVE

HOME OWNERS OF PALM HILL, INC., a Florida corporation, (the "Cooperative") hereby joins in the execution of the Assignment of Proprietary Lease as to 836 Cane Palm St. of PALM HILL MOBILE HOME PARK, (the "Unit") by Johann Mletzko, ("Assignor") to Martin Raska and Diane G. Kvd. ("Assignee").

The Cooperative consents to the assignment of the Proprietary Lease from Assignor to Assignee, and certifies as follows:

1. The Cooperative has waived its right of first refusal for the purchase of the Unit granted under the Master Form Proprietary Lease Agreement;
2. The Cooperative has approved the purchase of the Unit by the Assignee herein;
3. The Proprietary Lease for the Unit is in full force and effect and the cooperative is not informed of any default in respect to any of the terms, covenants and conditions of the Proprietary Lease or any unrecorded amendments, modifications or transfers affecting the Proprietary Lease. All assessments due to the Cooperative have been paid in full and there are no delinquencies as of the date hereof.
4. The Cooperative makes no further representation as to the right of Assignor to transfer the Unit or to assign the Proprietary Lease appurtenant thereto. The Cooperative makes no representation as to the physical condition of the unit, or as to compliance with any laws, ordinances, rules and regulations of any governmental authority.

HOME OWNERS OF PALM HILL, INC.,
a Florida corporation

3-22-24
Date

By: [Signature]
Robert D. Newport Director
Print Name and Title

STATE FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 22 day of March, 2024, by means of physical presence or online notarization, by Robert Newport who is/are personally known to me or who has produced FL DL as identification who is _____ (Title) of Homeowners of Palm Hill, Inc. a Florida Corporation, and he/she acknowledged to me that he/she executed such instrument by due and regular corporate authority.

(SEAL) **TONIA C GORDON**
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH 436858
MY COMMISSION EXPIRES DEC. 01, 2027

[Signature]
Notary Public Signature

My Commission Expires: 12/27

Tonia C. Gordon
Type, Print or Stamp name of notary