

Prepared by  
Pamela Wright, an employee of  
**First American Title Insurance Company**  
2370 Drew Street, Suite A  
Clearwater, Florida 33765  
(877)727-5923

Return to: Grantee

File No.: 2038-2809274

## **WARRANTY LEASEHOLD ESTATE DEED**

**THIS INDENTURE** made this **November 15, 2024** by and between

**Mogens Troelsen, unmarried surviving spouse of Karen D. Troelsen**

whose address is: 820 Pinellas St, Clearwater, FL 33756  
hereinafter called "Grantor", and

**Jonathan J. Bromboz and Vicki Mead Bromboz, husband and wife, as Trustees of The  
Jonathan J. Bromboz and Vicki Mead Bromboz Trust Dated June 2, 2006**

whose address is: 5786 Sandy Pointe Dr, Sarasota, FL 34233  
hereinafter called "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 corporation.)

**WITNESSETH:** That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does sell, convey and assign unto the Grantee, all that certain Leasehold Estate in and to the following described real property situated in **Pinellas County, Florida**, viz:

That certain Condominium Parcel composed of Unit No. 27, Building 68, of ON TOP OF THE WORLD UNIT EIGHT-THREE, A CONDOMINIUM, and an undivided interest or share in the common elements appurtenant thereto, in accordance with, and subject to the covenants, conditions, restrictions, easements, terms and other provisions of the Declaration of Condominium, as Recorded in O.R. Book 7830, Pages 1687-1729, and any amendments thereto, and the Plat thereof, as Recorded in Condominium Plat Book 110, Page 32 and 33, Public Records of Pinellas County, Florida.

**Parcel ID Number: 31/28/16/64124/068/0270**

**SUBJECT TO** covenants, restrictions, easements of record and taxes for the current year.

**TO HAVE AND TO HOLD** the same throughout the remainder of the term thereof.

**AND** the Grantor hereby covenants with said Grantee that it is the lawful owner of said Leasehold Estate; that it has good right and lawful authority to sell and assign same; that it hereby fully warrants the title to said estate, subject to the terms thereof, and will defend the same against the lawful claims of all persons whomsoever; that said estate was created pursuant to that certain Condominium Lease Agreement recorded in O.R. Book **7844**, Page **566-579**, Public Records of **Pinellas County, Florida**.

[Signature]  
Mogens Troelsen

Signed, sealed and delivered in our presence:

[Signature]  
Witness Signature  
Print Name: Bathya T. Tinkelenberg  
Print Post Office Address: 820 Pinellas St  
Clearwater, FL 33756

[Signature]  
Witness Signature  
Print Name: Karen A. Parr  
Print Post Office Address: 3000 Bee ridge Rd  
Sarasota, FL 34239

State of Florida  
County of Sarasota

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on November 13, 2024, by **Mogens Troelsen**.

[Signature]  
Notary Public  
Karen A. Parr  
(Printed Name)



KAREN A. PARR  
Notary Public  
State of Florida  
Comm# HH244200  
Expires 4/30/2026

My Commission expires: 4-30-2026

{Notarial Seal}

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license  
FL DRIV LICENSE

ACCEPTANCE

Grantee does hereby accept the foregoing conveyance and hereby assumes and agrees to perform all of the terms, covenants and conditions of the above described Indenture of Lease of the part of the Lessee therein to be kept and performed.

Jonathan J. Bromboz and Vicki Mead Bromboz  
husband and wife, as trustees of The Jonathan  
J. Bromboz and Vicki Mead Bromboz Trust  
Dated June 2, 2006

Jonathan J. Bromboz, Trustee  
Jonathan J. Bromboz, Trustee

Vicki Mead Bromboz, Trustee  
Vicki Mead Bromboz, Trustee

Signed, sealed and delivered in our presence:

Bathya Terry Tinkelenberg  
Witness Signature

Print Name: Bathya Terry Tinkelenberg

Print Post Office Address: 820 Pinellas St  
Clearwater, FL 33756

State of Florida

County of Sarasota

Karena Parr  
Witness Signature

Print Name: Karena A. Parr

Print Post Office Address: 3000 Bee Ridge Rd  
Sarasota, FL 34239

The Foregoing Instrument Was Acknowledged before me by means of  physical presence or  online notarization, on November 13, 2024, by **Jonathan J. Bromboz and Vicki Mead Bromboz, as Trustees The Jonathan J. Bromboz and Vicki Mead Bromboz Trust Dated June 2, 2006.**

Karena Parr  
Notary Public  
Karena A. Parr  
(Printed Name)



KARENA A. PARR  
Notary Public  
State of Florida  
Comm# HH244200  
Expires 4/30/2026

My Commission expires: 4-30-2026

Personally Known  OR Produced Identification   
Type of Identification Produced a valid driver's license FL DRIV LICENSE


{Notarial Seal}

# CONSENT

The UNDERSIGNED, by the virtue of the authority vested in it, does hereby consent to the above and foregoing Assignment.

On Top of the World Lease Holdings, LLC

Witness Signature: Amita A. Rode

By: 

Witness: AMITA A. RODE

KENNETH D. COLEN  
MANAGING MEMBER

Address: 2069 WORLD PARKWAY BLVD. E.  
CLEARWATER, FL 33783

City, State, Zip: \_\_\_\_\_

Building Number: 68      Unit Number: 27

Witness Signature: Karrie Crowley

Witness: Karrie Crowley

Address: 2069 WORLD PARKWAY BLVD. E.  
CLEARWATER, FL 33783

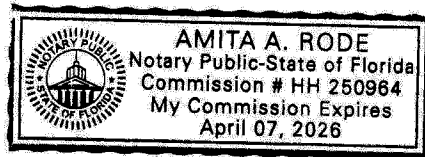
City, State, Zip: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>ST</sup> day of OCTOBER, 2024 by KENNETH D. COLEN who  is/are personally known to me or who ( ) produced \_\_\_\_\_ as identification.

Amita A. Rode  
Notary Public

My Commission expires: 4-7-2026



# CERTIFICATE OF APPROVAL

**Building 59 Unit 55 2391 SUMATRAN WAY # 55, CLEARWATER, FL 33763**

**RE: Resale SUSAN JEAN GUNN**

**To: JOHN J ORR**

This is to certify that the ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. approves the sale of Condominium Bldg 59, Unit 55, 2391 SUMATRAN WAY # 55, CLEARWATER, FL 33763 – On Top of the World Unit 59, a condominium according to the contract dated November 16, 2024 and the seller and the purchaser agree that this contract represents the true and actual transaction and will be closed according to the terms therein.

This approval is subject to the closing agent providing a copy of the closing statement and a copy of the executed deed to the ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. located at 2069 World Parkway Blvd. East, Clearwater, Florida 33763.

The Declaration of Condominium for the On Top of the World Condominium Association, Inc. requires that no owner may mortgage his unit or any interest in it without the approval of the Association for an amount greater than the percentage of the purchase price as listed in the Declaration.

Additionally, Grantees have been made aware and therefore have full knowledge of the Third Amended and Restated Rules of the On Top of the World Condominium Association, Inc., specifically Rule 15(a) that states "... Total mortgage debt, home equity loans, and other indebtedness secured by liens encumbering any unit may not at any time exceed the limit set forth in the applicable Declaration of Condominium. In the absence of a limit specified in the Declaration of Condominium, the amount defaults to sixty-five percent (65%) of the purchase price paid for the unit by the owner. Reverse mortgages are not permitted."

ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC.

By: *Diane Lick*

Title: *Vice Chair*

**Acknowledge and Acceptance**

The undersigned acknowledges, ratifies and confirms that he/she/they have read the above and foregoing Certificate of Approval and accepts the terms and conditions contained therein.

*[Signature]*

JOHN J. ORR