

Prepared by
Heather Jacobs, an employee of
First American Title Insurance Company
10773 Park Blvd
Seminole, Florida 33772
(727)826-7070

Return to: Grantee

File No.: 14228-2813648

WARRANTY DEED

THIS INDENTURE, executed on **February 11, 2025**, between

Larry Eugene Mann and Rita S. Mann, wife and husband

whose mailing address is: 1099 N. McMullen Booth Rd. Apt 816, Clearwater, FL 33759-3457,
hereinafter called the "grantor", and

Sandra L. Blythe, an unmarried woman

whose mailing address is: 2041 Australia Way W #59, Clearwater, FL 33763,
hereinafter called the "grantee":

(Which terms "Grantor" and "Grantee" shall include singular or plural, corporation or individual, and either sex, and shall include heirs, legal representatives, successors and assigns of the same)

WITNESSETH: The grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, release, convey and confirms unto the grantee, their heirs and assigns, all that certain land situate in **Pinellas** County, **FL**, to-wit:

Unit 59, Wing "F" Southwest, Building B-11, of ON TOP OF THE WORLD CONDOMINIUM UNIT ELEVEN, a Condominium, together with its undivided share in the common elements, according to the Declaration of Condominium recorded in Official Records Book 3452, Page(s) 308 through 332, inclusive, and all subsequent amendments thereto, of the Public Records of Pinellas County, Florida.

Parcel Identification Number: **06/29/16/64007/011/0590**

Subject to all reservations, covenants, conditions, restrictions and easements of record and to all applicable zoning ordinances and/or restrictions imposed by governmental authorities, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any way 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 31st of 2024.

Larry Eugene Mann
Larry Eugene Mann

Rita S. Mann
Rita S. Mann

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

[Signature]
Witness Signature

Print Name: TERESA M. BOCCHICCHIO

Print Name: Kristin Stouffer

Print Post Office Address: 1600 131ST ST.
SEMIPOLE, FL 33776

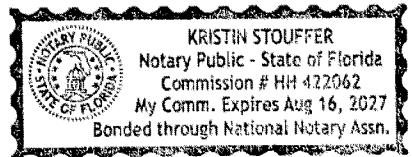
Print Post Office Address: 2370 Drew St, Ste A
Clearwater, FL 33765

State of FLORIDA

County of PINELLAS

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on FEBRUARY 11, 2025, by **Larry Eugene Mann and Rita S. Mann, wife and husband.**

[Signature]
Notary Public
Kristin Stouffer
(Printed Name)



My Commission expires: _____

{Notarial Seal}

Personally Known OR Produced Identification
Type of Identification Produced a valid driver's 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.

Sandra L. Blythe
Sandra L. Blythe

Signed, sealed and delivered in our presence:

[Signature]
Witness Signature

Print Name: Johanna Walker

Print Post Office Address: 2370 Drew St, Ste A
Clearwater, FL 33765

[Signature]
Witness Signature

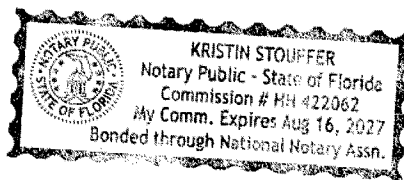
Print Name: Kristin Stouffer

Print Post Office Address: 2370 Drew St, Ste A
Clearwater, FL 33765

State of FLORIDA
County of PINELLAS

The Foregoing Instrument Was Acknowledged before me by means of physical presence or online notarization, on FEBRUARY 11, 2025, by Sandra L. Blythe, an unmarried woman.

[Signature]
Notary Public
Kristin Stouffer
(Printed Name)



My Commission expires: _____

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

{Notarial Seal}

CERTIFICATE OF APPROVAL

Building 11 Unit 59 2041 AUSTRALIA WAY WEST # 59, CLEARWATER, FL 33763

RE: Resale LARRY MANN AND RITA MANN

To: SANDRA L. BLYTHE

This is to certify that the ON TOP OF THE WORLD CONDOMINIUM ASSOCIATION, INC. approves the sale of Condominium Bldg 11, Unit 59, 2041 AUSTRALIA WAY WEST # 59, CLEARWATER, FL 33763 – On Top of the World Unit 11, a condominium according to the contract dated January 18, 2025 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 Luke*

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.

Sandra L. Blythe
