

40 Rec 10.00
41 St _____
42 Syr _____
43 Int _____
Tot 10.00

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WARRANTY DEED

O.R. 4733 PAGE 1550

THIS WARRANTY DEED, made this 14th day of July, 1978, by and between CENTURY FIRST NATIONAL BANK IN ST. PETERSBURG, a national banking association, and MARINE MIDLAND REALTY CREDIT CORPORATION, a New York corporation, herein called the "Grantors", and LEONARD F. VILET and DONNA L. PRUETT, as Joint Tenants with full rights of survivorship, and not as tenants in common, whose mailing address will be: 4900 Central Avenue, Western Springs, Illinois 60558,

who, regardless of number or gender, is herein called the singular, masculine "Grantee".

W I T N E S S E T H :

WHEREAS, on September 27, 1974, the surviving and sole partners of BAYWAY DEVELOPMENT, a New York Joint Venture, partners of which are REAL ESTATE AMERICA CORPORATION, a Delaware corporation, and LEECO GAS & OIL DEVELOPMENT CO., a Florida corporation, executed an instrument entitled "Declaration of Condominium of Bayway Isles - Point Brittany Six, a Condominium, Pinellas County, Florida", which has been recorded in Official Records Book 4220, at Pages 507, et seq., in the Public Records of Pinellas County, Florida, and its Exhibit C, being "Bayway Isles Community Facility Lease" has been recorded in Official Records Book 4220, at Pages 603 et seq., in the Public Records of Pinellas County, Florida, said Declaration and all of its exhibits including Bayway Isles Community Facility Lease herein being collectively called "The Declaration" and

WHEREAS, the Grantee has agreed to purchase the condominium unit hereinafter described, together with its appurtenances described in the Declaration, and the Grantors desire to convey such condominium unit and its appurtenances to the Grantee:

NOW, THEREFORE, in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration, including the covenants, promises, assumptions and acceptances of the Grantee herein made, the Grantors have and do hereby sell, transfer and convey to the Grantee, his personal representatives, heirs and assigns, the following described property lying and being situate in Pinellas County, Florida, to-wit:

Condominium Unit 1406 in BAYWAY ISLES - POINT BRITTANY "SIX", a Condominium, Pinellas County Florida, according to its Declaration of Condominium, including all of its exhibits, recorded in Official Records Book 4220, at Pages 507 et seq., in Public Records of Pinellas County, Florida, as shown on Plat of Bayway Isles - Point Brittany "Six", recorded in Condominium Plat Book 20, at Pages 42, et seq., in the Public Records, Pinellas County, Florida.

This Deed is subject to:

1. Taxes for the current year and subsequent years.
2. Applicable zoning ordinances of appropriate governmental authority.
3. All of the terms, conditions, provisions, covenants, easements, liens and agreements set forth in the Declaration and its exhibits, and its Plat.
4. Bayway Isles Community Facility Lease recorded September 30, 1974, in Official Records Book 4220, at Page 603, et seq., Pinellas County, Florida, Public Records.

HOLD FOR
PIONEER NATIONAL TITLE INSURANCE COMPANY
WEST COAST TITLE OFFICE

This instrument was prepared by
MARJORIE A. KELLY
Pioneer National Title Insurance Company
P. O. Box 25
St. Petersburg, Fla. 33731
In connection with the issuance
of a title insurance policy

RECORDER
PINELLAS CO. FLORIDA
Clerk Circuit Court
Aug 8 8 41 PM '78

1550

5. Restrictive Covenants as contained in Clerk's Instrument No. 73160684, Pinellas County Records.

The Grantors do hereby fully warrant the title to said condominium unit, subject to the provisions of this deed, and will defend the same against the lawful claims of all persons whomsoever. To have and to hold the same forever unto the Grantee, his heirs, personal representatives and assigns.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed and their corporate seal affixed, the day and year first above written.

CENTURY FIRST NATIONAL BANK
IN ST. PETERSBURG

By Ben G. Bowen III
Vice President

Attest: Thomas D. Knapp
Assistant Vice President
MARINE MIDLAND REALTY CREDIT CORPORATION

(Corporate Seal)

By Robert J. Lennartz / Lori Underwriter

Attest: Richard Birmingham
Assistant Secretary

(Corporate Seal)

STATE OF FLORIDA)
COUNTY OF PINELLAS)

BEFORE ME the undersigned authority, personally appeared Ben G. Bowen III and H. Linwood Gilbert respectively of CENTURY FIRST NATIONAL BANK IN ST. PETERSBURG, a national banking association, who acknowledged before me that they as officers of said banking association, executed the above deed and affixed thereto the seal of said corporation, and that the same is the act and deed of said association.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State, this 25th day of July, A. D., 1978.

My commission expires:
NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUG. 23, 1980
BONDED THRU GENERAL INS. UNDERWRITERS

Thomas D. Knapp
Notary Public

STATE OF NEW YORK)
COUNTY OF ERIE)

BEFORE ME the undersigned authority, personally appeared Robert J. Lennartz and Richard Birmingham, Loan Underwriter and Assistant Secretary, respectively of MARINE MIDLAND REALTY CREDIT CORPORATION, a New York corporation, who acknowledged before me that they as officers of said corporation, executed the above deed and affixed thereto the seal of said corporation, and that the same is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and State, this 14th day of JULY, A. D., 1978.

My commission expires:

Thomas D. Knapp
Notary Public

THOMAS D. KNAPP
Notary Public, State of New York
Qualified in Erie County
My Commission Expires March 30, 1979

The Grantee has and does hereby agree, accept and acknowledge that this conveyance is subject in every respect to the Declaration of Condominium, including all of its exhibits amongst which are the BAYWAY ISLES COMMUNITY FACILITY LEASE, the Management Agreement, the Articles of Incorporation, By-Laws, the rules and regulations of Bayway Isles-Point Brittany Six Corporation, Inc., and has and does hereby agree to keep and perform each and every of the covenants, duties, responsibilities and obligations of a condominium owner or apartment owner as therein provided. Without limitation of the foregoing, the Grantee has and does hereby ratify, confirm, approve, join in and create ab initio and anew in favor of the Lessor under said Bayway Isles Community Facility Lease, all of the liens described in Section 9 of said Bayway Isles Community Facility Lease, including but not limited to the lien rights against the condominium property and the condominium parcel or unit herein conveyed.

IN WITNESS WHEREOF, Grantee has hereunto set his hand and seal the day and year first above written.

Witnesses to Grantee:
[Handwritten signatures]

[Signature: Leonard F. Vilet] (SEAL)
Leonard F. Vilet

[Signature: Donna L. Pruett] (SEAL)
Donna L. Pruett

STATE OF Florida
COUNTY OF Pinellas

BEFORE ME, the undersigned authority, personally appeared LEONARD F. VILET and DONNA L. PRUETT, his ~~daughter~~, who acknowledged before me that he as Grantee executed the above deed freely and voluntarily for the purposes therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at said County and said State, this 8th day of August, A. D., 1978.

[Signature]
Notary Public

My commission expires: _____
Notary Public, State of Florida at Large
My Commission Expires JULY 6, 1983

