

13.00 14.00
160.00

80095166

O.R. 5037 PAGE 472

43 Int.

101. 175.00 174.00

WARRANTY LEASEHOLD ESTATE DEED

DR495 Rec'd ✓ Not Rec'd

THIS INDENTURE made and executed the third day of JUNE, A.D., 1980, by Marion L. Skorupski, of the County of Hillsborough and the State of New Hampshire and Rosalie L. Gates, of the County of _____ and the State of New Jersey, hereinafter called the Grantors to Harold A. Lent and June M. Lent, his wife, of 100 Crest Road, Lynnfield, Ma. 01940, of the County of _____ and the State of Massachussetts, hereinafter called the Grantees.

(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 \$10.00 and other good and valuable considerations, 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 situate in Pinellas County, Florida, viz:

That certain condominium parcel composed of Unit Number 11F, and an undivided 6.215% 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 of IMPERIAL COURT CONDOMINIUM APARTMENTS IV, as recorded in Official Records Book 2978, pages 98 through 131, and the Plat thereof recorded in Condominium Plat Book 3, on pages 54 through 56, both of the Public Records of Pinellas County, Florida.

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

AND the Grantors hereby covenant with said Grantees that they are the lawful owners of said Leasehold Estate; that they have the good right and lawful authority to sell and assign the same; that they hereby fully warrant 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 Indenture of Lease dated December 26, 1968, wherein IMPERIAL HOMES CORPORATION, a Florida corporation, is Lessor and IMPERIAL LAND CORPORATION is Lessee, and which Indenture of Lease was duly recorded in O.R. Book 2982, page 461, in the Public Records of Pinellas County, Florida on the 31st day of December, 1968. IMPERIAL HOMES CORPORATION became IMPERIAL LAND CORPORATION by change of name recorded in O.R. Book 3709, Page 393, of the Public Records of Pinellas County, Florida; which by merger and change of name of August 31, 1973, as recorded in O.R. Book 4073, Page 1450, of the Public Records of Pinellas County, Florida, became U.S. HOME OF FLORIDA, INC.

IN WITNESS WHEREOF the Grantors have hereto set their hands and seals the day and year first written above.

Witnesses:

Frank B. Skorupski
Phyllis W. Garland

Marion L. Skorupski
Marion L. Skorupski

STATE OF New Hampshire
COUNTY OF Hillsborough

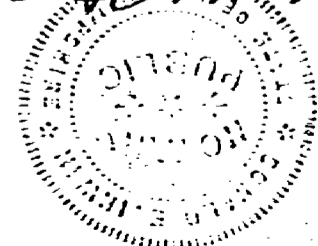
The foregoing instrument was acknowledged before me this 3rd day of June, A.D., 1980, by Marion L. Skorupski.

[Signature]
NOTARY PUBLIC

My commission expires:

9/29/81

RECORDED
PINELLAS COUNTY, FLORIDA
Harold A. Lent
CLERK CIRCUIT COURT
JUN 19 2 35 PM '80



This instrument was prepared by William H. Ziegler, Jr., As Agent of Surety Title Insurers, Inc., 1442 U.S. 19 So. Suite 124 Clearwater, Florida. A necessary incident to the fulfillment of a condition contained in a title insurance commitment issued by it.

RETURN TO:
SURETY TITLE INSURORS, INC.
1442 U.S. 19 SO. SUITE 124
CLEARWATER, FLA. 33516
PH. 913 535-3495

Witnesses:

Ethel S. Ferguson
Charles B. Gates

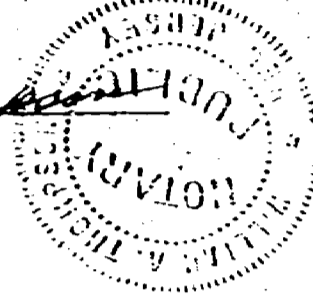
Rosalie L. Gates
Rosalie L. Gates

OR. 5037 PAGE 473

STATE OF New Jersey
COUNTY OF Essex

The foregoing instrument was acknowledged before me this 5th day of June, A.D., 1980, by Rosalie L. Gates.

Wm A. Thompson
NOTARY PUBLIC



My commission expires:

NOTARY PUBLIC OF NEW JERSEY
~~My Commission Expires Feb. 6, 1983~~



ACCEPTANCE

Grantees do hereby accept the foregoing conveyance and hereby assume and agree to perform all of the terms, covenants, and conditions of the above described Indenture of Lease on the part of the Lessee therein named to be performed.

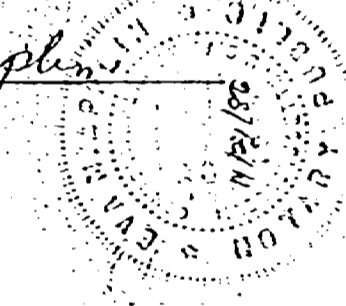
Witnesses:

Theodora Alexander
Roger A. Vail

Harold A. Lent
Harold A. Lent
June M. Lent
June M. Lent

STATE OF MASSACHUSETTS
COUNTY OF Essex

The foregoing instrument was acknowledged before me this 2nd day of June, A.D., 1980, by Harold A. Lent and June M. Lent, his wife.

Era M. Appleton
NOTARY PUBLIC


My commission expires:
Nov. 21, 1986

CONSENT

The undersigned, as Lessor, by Assignment under Warranty Deed from U. S. Home of Florida, Inc., a Florida corporation, formerly known as Imperial Homes Corporation, by merger, to Carl E. Koch, dated May 29, 1974, and recorded June 13, 1974, in O.R. Book 4183, Page 820, of the Public Records of Pinellas County, Florida, hereby consents to the foregoing conveyance, on condition that Grantee shall expressly assume and agree to perform to the undersigned, as Lessor, the terms, covenants, and conditions of the Indenture of Lease dated December 26, 1968, and recorded in O.R. Book 2982, Page 461, of the Public Records of Pinellas County, Florida, on the part of the Lessee to be performed.

CARL E. KOCH

Witnesses:

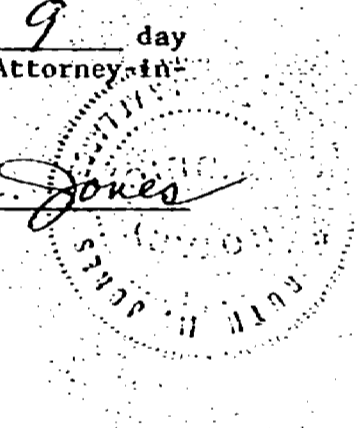
Ruth M. Jones
[Signature]

By: *Carolyn L. Bomberger*
Carolyn L. Bomberger as Attorney-in-Fact for Carl E. Koch

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 9 day of June, A.D., 1980, by Carolyn L. Bomberger, as Attorney-in-Fact for Carl E. Koch.

Ruth M. Jones
NOTARY PUBLIC



My commission expires:
Notary Public, State of Florida at Large
My commission expires Nov. 11, 1982

