

81012877

WARRANTY DEED

O.R. 5141 PAGE 449

(Lake Estates Patio Homes)

THIS INDENTURE, made this 2nd day of February, 1980, between EAST LAKE WOODLANDS, LTD., a Florida limited partnership, of the County of Pinellas, State of Florida, party of the first part, and James J. Matuszak, a single man; Garry A. Johnston, a single man; and Dennis L. Wiley and Linda Wiley, his wife (Mr. and Mrs. Wiley as tenants by the entireties as to a 33-1/3% interest as a tenant in common), whose post office address is

4509 W. Main, C-18, Kalamazoo, Michigan 49007

of the County of \_\_\_\_\_, State of \_\_\_\_\_, parties of the second part,

14 14357397 72 0001. 27JAB1

WITNESSETH:

40 8.50  
41 357.60 OS  
366.10 CK

THAT the said party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) to it in hand paid by the said parties of the second part, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said parties of the second part, their heirs and assigns forever, the following described land, situate, lying and being in the County of Pinellas, State of Florida, to wit:

LOT 20, EAST LAKE WOODLANDS LAKE ESTATES PATIO HOMES, according to the plat thereof recorded in Plat Book 81, pages 45 and 46, of the current public records of Pinellas County, Florida.

SUBJECT to the covenants, restrictions, reservations, limitations, easements, affirmative obligations, charges, liens, terms, and other provisions of the Declaration Of Covenants And Restrictions For East Lake Woodlands Lake Estates Patio Homes, dated January 29, 1980, and recorded among the current public records of Pinellas County, Florida, in Official Records Volume 4983, pages 1535 through 1555, inclusive, together with any amendments thereto.

ALSO SUBJECT to any other zoning regulations, covenants, reservations, limitations, conditions, restrictions, and easements of record, if any.

ALSO SUBJECT to all taxes and assessments levied or assessed or which may become a lien subsequent to December 31, 1979.

AND the said party of the first part does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said party of the first part has caused this Deed to be executed in its name by its General Partners, the day and year first above written.

Signed and sealed in our presence:

EAST LAKE WOODLANDS, LTD. a Florida limited partnership

*Susan M. Peterson*

*Allan R. Rutberg*

*Sydney M. Provençal*  
AS to Allan R. Rutberg

Allan R. Rutberg, as one of the two General Partners

This instrument was prepared by: William J. Deas, Howell & Deas, P. A. P.O. Box 40063, Jacksonville, Fl 32203

RECORDED  
PINELLAS CO. FLORIDA  
Kathleen F. DeBlasio  
CLERK CIRCUIT COURT

JAN 27 11:49 AM '81

40 Rec 8.50  
41 DS 357.60  
43 Int  
Tot 366.10

STATE OF FLORIDA  
DOCUMENTARY STAMP TAX  
DEPT. OF REVENUE  
JAN 27 1981  
357.60  
PD 10534

282858

PINELLAS COUNTY

HOLD:  
AMERICAN TITLE INSURANCE CO.  
CLEARWATER OFFICE

LAW OFFICES  
HOWELL & DEAS, P.A.  
SUITE 406  
1000 RIVERSIDE AVENUE  
JACKSONVILLE, FLORIDA 32204

By MUBEN REALTY COMPANY, a New Jersey Corporation, as one of the two General Partners

Mary F. [Signature]  
Donna Marie [Signature]  
As to Muben Realty Company

By [Signature]  
As its Vice President

(Corporate Seal)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 6th day of January, 1981, by Allan R. Rutberg, one of the two General Partners of East Lake Woodlands, Ltd., a Florida limited partnership, on behalf of the Partnership.

[Signature]  
Notary Public, State and County aforesaid  
My Commission expires:

Notary Public, State of Florida at  
My Commission Expires April 22, 1984

STATE OF NEW JERSEY  
COUNTY OF ESSEX

The foregoing instrument was acknowledged before me this 2nd day of February, 1980, by ROBERT W. KOPCHAINS, as Vice President of Muben Realty Company, a New Jersey corporation, and one of the two General Partners of East Lake Woodlands, Ltd., a Florida limited partnership, on behalf of the corporation and of the Partnership.

[Signature]  
Notary Public, State and County aforesaid  
My Commission expires:

WALTER A. ROMAN  
NOTARY PUBLIC NEW JERSEY  
My Commission Expires Feb. 11, 1984

LAW OFFICES  
HOWELL & DEAS, P.A.  
SUITE 605  
1000 RIVERSIDE AVENUE  
JACKSONVILLE, FLORIDA 32204

