

Prepared by & return to:
MARC A.B. SILVERMAN, ESQUIRE
1525 S. Belcher Rd., Clwtr., Fl. 34624
Parcel No.: 20-29-16-41952-016-0060

PINELLAS COUNTY FLA.
OFF.REC.BK 8878 PG 1012

WARRANTY DEED

THIS INDENTURE made this 28 day of NOVEMBER, 1994, BETWEEN JACQUELINE TOOVY ARTZ, a married woman, individually and as Personal Representative of the Estate of Samuel Joseph Toovy a/k/a Samuel J. Toovy, deceased, Pinellas County Probate File No. 93-3710ES3, DAVID R. ARTZ, an unmarried man, JONATHAN E. ARTZ, an unmarried man and ANDREW ARTZ, an unmarried man, of the County of Pinellas, State of Florida Grantor, and ESTHER G. TOOVY, widow, of the County of Pinellas, State of Florida, Grantee, whose address is 19029 US Highway 19 North, #25F, Clearwater, Florida 34624.

WITNESSETH, That said grantor, for and in consideration of the sum of Ten and No/100 Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Pinellas County, Florida, to wit:

That certain Condominium parcel composed of Unit No. 16-F 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 of IMPERIAL COVE CONDOMINIUM XII and Exhibits attached thereto, all as recorded in O.R. Book 4666, Page 119 et seq., as amended by O.R. Book 4680, Page 1806; O.R. Book 5517, Page 1376; O.R. Book 6222, Page 825 and O.R. Book 6953, Page 1646, and the Plat thereof recorded in Condominium Plat Book 27, Pages 52 and 53, as amended by Condominium Plat Book 28, Page 63, together with such additions and amendments to said Declaration and Condominium Plat as from time to time may be made, all as recorded in the Public Records of Pinellas County, Florida.

01 RECORDING
REC 15
DREG 175
OS
INT
PIC
GEN
FEE
MTP
FEV
TOTAL 190
EBZ

THIS IS NOT NOW NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTORS, WHO IN FACT RESIDE AT THE ADDRESS REFLECTED BENEATH THEIR SIGNATURES.

SUBJECT TO taxes for the year 1995 and subsequent years.

SUBJECT TO easements, restrictions and reservations of record.

And said grantor 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, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed & delivered in the presence of:

Witness #1 - Signature
Name: Steven A. Artz
(Please Print)

Witness #2 - Signature
Name: Amy E. Brennan
(Please Print)

Jacqueline Toovy Artz
JACQUELINE TOOVY ARTZ, indiv.
Address: 618 Burkewood Place
Charleston, WV 25314

Pinellas County Tax Bd. 175
Kathleen E. DeBlasio, Clerk, Pinellas County
By [Signature] Deputy Clerk

[Signature]
Witness #1 - Signature
Name: Steven A. Artz
(Please Print)

Jacqueline Toovy Artz, Per. Rep.
JACQUELINE TOOVY ARTZ, Per. Rep.
Address: 168 Burkwood Place
Charleston, WV 25314

[Signature]
Witness #2 - Signature
Name: Amy E. Brennan
(Please Print)

[Signature]
DAVID R. ARTZ
Address: 117 Park Drive Apt. 33
Boston MA 02215

[Signature]
Witness #1 - Signature
Name: Steven A. Artz
(Please Print)

[Signature]
Witness #2 - Signature
Name: Amy E. Brennan
(Please Print)

[Signature]
Witness #1 - Signature
Name: Steven A. Artz
(Please Print)

[Signature]
JONATHAN E. ARTZ
Address: J 205 100 Rock Haven Rd
Carboro NC 27514

[Signature]
Witness #2 - Signature
Name: Amy E. Brennan
(Please Print)

[Signature]
Witness #1 - Signature
Name: Steven A. Artz
(Please Print)

[Signature]
ANDREW ARTZ
Address: 1010 Valley View, Apt. 0-5
Morgantown, WV 26505

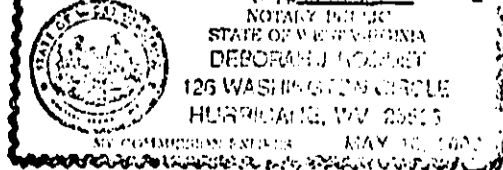
[Signature]
Witness #2 - Signature
Name: Amy E. Brennan
(Please Print)

20039753 PAT 12-29-1994 17:05:59
01 DEB-ESTER G. TOOVY
RECORDING 1 \$15.00
DOC STAMP - DR219 3 \$175.00
TOTAL: \$190.00
CHECK AMT. TENDERED: \$190.00
CHANGE: \$.00

STATE OF West Virginia / COUNTY OF Kanawha

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared JACQUELINE TOOVY ARTZ, a married woman, individually and as Personal Representative of the Estate of Samuel Joseph Toovy a/k/a Samuel J. Toovy, deceased, Pinellas County Probate File No. 93-3710ES3, who is personally known to me; or who has produced _____ as identification attesting to the identity of the above Grantor(s) and who executed the foregoing instrument and acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 27th day of November, 1994.

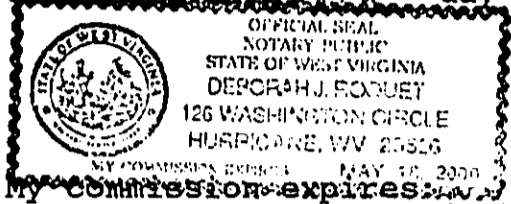


[Signature]
Notary Public - Signature
Name: Deborah J. Roquet
(Please Print)

STATE OF West Virginia COUNTY OF Kanawha

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared DAVID R. ARTZ, who is personally known to me; or who has produced _____ as identification attesting to the identity of the above Grantor(s) and who executed the foregoing instrument and acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of November, 1994.



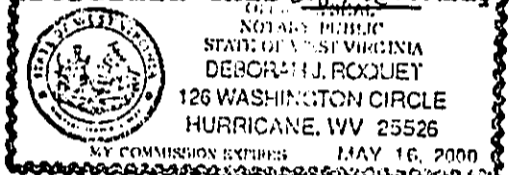
Deborah J. Roguet
Notary Public - Signature
Name: Deborah J. Roguet
(Please Print)

5/16/2000

STATE OF West Virginia COUNTY OF Kanawha

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared JONATHAN E. ARTZ, who is personally known to me; or who has produced _____ as identification attesting to the identity of the above Grantor(s) and who executed the foregoing instrument and acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of November, 1994.



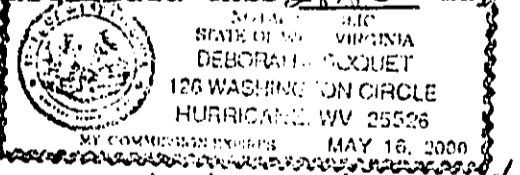
Deborah J. Roguet
Notary Public - Signature
Name: Deborah J. Roguet
(Please Print)

My commission expires: 5/16/2000

STATE OF West Virginia COUNTY OF Kanawha

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, appeared ANDREW ARTZ, who is personally known to me; or who has produced _____ as identification attesting to the identity of the above Grantor(s) and who executed the foregoing instrument and acknowledged before me the execution of the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of November, 1994.



Deborah J. Roguet
Notary Public - Signature
Name: Deborah J. Roguet
(Please Print)

My commission expires: 5/16/2000