

40 Rec 10.50
41 St 1330
42 Sur
43 Int
Tot 1340.50

PINELLAS COUNTY FLA.
OFF. REC. BK 9981 PG 974

Prepared By & Return To:

DOREEN HARRINGTON
STEWART TITLE OF PINELLAS, INC.
243 COREY AVENUE
ST. PETERSBURG BEACH, FL 33706
98126570

90434479 PAL 02-03-1998 16:45:40
01 DEB-GIRARDI
RECORDING 1 \$10.50
DOC STAMP - DR219 3 \$1,330.00
TOTAL: \$1,340.50
CHECK AMT. TENDERED: \$1,340.50
CHANGE: \$.00

WARRANTY DEED

This Indenture, Made this 29th day of January 19 98 , Between

FRANK D. GIRARDI AND BARBARA A. GIRARDI , HUSBAND AND WIFE

grantor*, whose mailing address is 221 Falcon Ridge Dr., New Kensington, PA 15068
and DONALD W. RUOHOMAKI AND CAROL S. RUOHOMAKI , HUSBAND AND WIFE

grantee*, whose mailing address is P.O. Box 3875, St. Petersburg, FL 33731

Grantor and *Grantee* are used for singular or plural, as context requires.

Witnesseth, That said grantor, for and in consideration of the sum of Ten (\$10.00) 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 consisting of Unit No. 104, together with an undivided share in the common elements appurtenant thereto, in accordance with and subject to the terms, conditions, covenants, easements, restrictions, and other provisions of that certain Declaration of Condominium of SILVER SANDS BEACH AND RACQUET CLUB THREE, A CONDOMINIUM, recorded in O.R. Book 8013, Page 1690, and any amendments thereto, and according to the plat thereof, as recorded in Condominium Plat Book 111, Pages 63 through 81, inclusive, and any amendments thereto, Public Records of Pinellas County, Florida.

BEING KNOWN AS PARCEL NO. 36/31/15/82017/003/1040

Subject to easements, restrictions and reservations of record.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 and hereby 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 for the year 19 98 and subsequent years.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

David B. Wasson
Printed name David B. Wasson

FRANK D. GIRARDI (Seal)

Deborah E. Rayburn
Printed name Deborah E. Rayburn

BARBARA A. GIRARDI (Seal)

Printed name

(Seal)

Printed name

(Seal)

STATE OF PENNSYLVANIA
COUNTY OF WESTMORELAND

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared FRANK D. GIRARDI AND BARBARA A. GIRARDI , HUSBAND AND WIFE

who produced Dr. Lic.

as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 29th day of January 19 98 .

Nicole M. Haggerty
Notary Public

My commission expires:
(Notarial Seal)

Documentary Tax Pd. 1330
Immovable Tax Pd.
Karlean F. DeBlase, Clerk, Pinellas County
By Deputy Clerk

NOTARIAL SEAL
NICOLE M. HAGGERTY, Notary Public
Lower Burrell, Westmoreland Co., PA
My Commission Expires April 17, 2000



104-C

PINELLAS COUNTY FLA.
OFF. REC. BK 9981 PG 975
6595 Sunset Way
St. Pete Beach, FL 33706
Telephone (813) 360-4706

CERTIFICATE OF APPROVAL OF SALE OR TRANSFER

In accordance with the provisions of the condominium documents of Silver Sands Beach & Racquet Club III Condominium Association

located in Pinellas County, Florida, approval is hereby granted to:

NAME (s) Frank & Barbara Girardi Unit # 104C
(Name of present unit owner)

For the X sale transfer of the above condominium unit to:

NAME (s) Donald W. & Carol S. Ruohomaki

ADDRESS 3979 14th Way North East

CITY, STATE, ZIP St. Petersburg, FL 33703 PHONE (s) 525-0337

Approval is granted and conditioned upon the following:

- (1) Purchaser/transferee will assume all obligations and responsibilities of ownership as set forth under the terms and conditions of the Declaration of Condominium, Articles of Incorporation and By-Laws as they pertain to the above unit, and
(2) Seller/transferor will make all appropriate condominium documents available to proposed purchaser/transferee, including all rules and regulations as they pertain to the above unit and to the Community, and the monthly maintenance coupon booklet, and parking space # 61
(3) A copy of the closing statement will be provided to the Association at the time of closing, and must be mailed to:

Association name Silver Sands III Condominium Association
c/o SILVER SANDS BEACH & RACQUET CLUB
6595 Sunset Way, St. Pete Beach, FL 33706

Maintenance fees on the above unit have been paid through 1/31/98, leaving a balance of \$ -0-***

Lien Attorney's fees Total \$

** SPECIAL ASSESSMENT DUE OF \$222.27

PLEASE NOTE: MAINTENANCE FEE BALANCE MUST BE VERIFIED PRIOR TO CLOSING!!!

Approval for the sale/transfer of said unit is granted pursuant to the Declaration of Condominium, with full approval of the present Board of Administration of Silver Sands III Condominium Association
Name of Condominium Association

a Florida non-profit corporation.

Witnessed By:

[Signature]

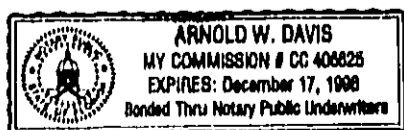
By: [Signature]
Signature & title of Association Officer

Signature & title of Association Officer

STATE OF FLORIDA)
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this ___ day of ___, 19___, by ___ and ___ officers of ___, a Florida non-profit corporation, on behalf of the corporation.

My commission expires:



[Signature]
Notary Public, State of Florida at Large