

WARRANTY DEED

THIS WARRANTY DEED, Made and executed this _____ day of _____, A.D., 19____, by GALT CONSTRUCTION CO., INC., a corporation existing under the laws of the State of Florida, and having its principal place of business in Pinellas County, Florida, hereinafter called the "Grantor", to _____, whose residence address is _____, hereinafter called the "Grantee".

(Wherever used herein, the terms "Grantor" and "Grantee" shall be construed to include masculine, feminine, singular or plural, as the context indicates, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

W I T N E S S E T H:

That the Grantor, for and in consideration of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain real property located in Pinellas County, Florida, viz:

Unit No. _____, according to the Declaration of Condominium of TOWN APARTMENTS, INC. NO. 3, a condominium dated _____, 19____ under Clerk's Instrument No. _____ in O. R. Book _____ Page _____, public records of Pinellas County, Florida, together with an undivided _____ % share in the common elements appurtenant thereto. Same being located on the following described real estate: (Legal description attached hereto as Exhibit "A" and made a part hereof as though set out in full).

A perpetual and non-exclusive easement in common with, but not limited to, all other owners of undivided interests in the improvements upon the land above described, for ingress and egress and use of all public passageways, as well as common areas and facilities upon the land above described.

TO HAVE AND TO HOLD the same in fee simple forever.

AND, the Grantor hereby covenants with said Grantee that it is lawfully seized of said real property in fee simple; that it has good right and lawful authority to sell and convey said property; that it hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said real property is free of all encumbrances, less and except the following:

1. Taxes and assessments for the year 19____ and subsequent years.
2. Conditions, restrictions, reservations, covenants, limitations and easements of record.
3. Governmental zoning.
4. Questions of location, measurement and survey.
5. Declaration of Condominium of TOWN APARTMENTS, INC. NO. 3, a Condominium, dated _____ 19____ and filed _____, 19____ under Clerk's Instrument No. _____ in O. R. Book _____, Page _____, public records of Pinellas County, Florida, together with By-Laws of TOWN APARTMENTS, INC. NO. 3, a non-profit Florida Corporation, and together with Management Contract with CORAL MANAGEMENT CO., INC., a Florida Corporation.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed by its proper officers thereunto duly

2184 334

authorized, the day and year first above written.

Signed, Sealed and Delivered GALT CONSTRUCTION CO., INC.
in the Presence of:

By _____
President

Attest: _____
Secretary

STATE OF FLORIDA)
) ss.
COUNTY OF PINELLAS)

I HEREBY CERTIFY , That on this _____ day of
_____, A.D., 19_____, before me personally appeared
_____ and _____
President and Secretary respectively of GALT CONSTRUCTION CO.,
INC., a corporation existing under the laws of the State of
Florida, to me known to be the persons described in and who
executed the foregoing conveyance and severally acknowledged
the execution thereof to be their free act and deed as such
officers, for the uses and purposes therein mentioned; and that
they affixed thereto the official seal of said Corporation, and
the said instrument is the act and deed of said Corporation.

WITNESS my hand and official seal at said County and
State, the day and year last aforesaid.

Notary Public, State of Florida at Large

My Commission expires: