

WARRANTY DEED

THIS WARRANTY DEED, Made and executed this ____ day of _____, A. D. 196____, by GALT CONSTRUCTION CO., INC., a corporation existing under the laws of the State of Florida, and having its principal place of business in the County of Pinellas, and State of Florida, hereinafter called the "Grantor" to _____, whose mailing address is Unit _____, _____ 18th Street North, St. Petersburg, of the County of Pinellas, and State of Florida, 33702, hereinafter called the "Grantee".

(Whenever used herein, the terms "Grantor" and "Grantee" shall be construed to include the masculine, feminine, singular or plural as the context indicated, 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 and other good and valuable considerations, the 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. _____ from the condominium plat of TOWN APARTMENTS NO. 12, according to Condominium Plat Book _____, pages _____, public records of Pinellas County, Florida, and being further described in that certain Declaration of Condominium filed _____, in O. R. Book _____, page _____, as Clerk's Instrument No. _____, public records of Pinellas County, Florida, together with an undivided _____% share in the common elements appurtenant thereto.

— S P E C I M E N F O R M —

Law Offices
Parker, [REDACTED] & Battaglia
 3835 Central Avenue
 Post Office Box 12078
 St. Petersburg, Florida 33733

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 196____ 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. 12, a condominium, filed _____, in O. R. Book _____, page _____, as Clerk's Instrument No. _____, public records of Pinellas County, Florida; together with the By-Laws of TOWN APARTMENTS, INC., NO. 12, a non-profit Florida Corporation; and together with the Management Agreement 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 authorized the day and year first above written.

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Signed, Sealed and Delivered
in the Presence of:

GALT CONSTRUCTION CO., INC.

By _____
President

Attest _____
Secretary

STATE OF FLORIDA)
)
COUNTY OF PINELLAS)

I HEREBY CERTIFY, That on this _____ day of _____,
A. D. 196____, 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 de-
scribed in and who executed the foregoing Warranty Deed 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 St. Petersburg, in
the County of Pinellas, and State of Florida, the day and year
last aforesaid.

Notary Public