

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 26 day of December, 1990, by and between BARDES CORPORATION, an Ohio corporation, doing business as BARDES CORPORATION OF PINELLAS COUNTY, having its principal place of business at 4730 Madison Road, Cincinnati, Ohio 45227, hereinafter referred to as the GRANTOR, and CHATEAUX DE BARDMOOR CONDOMINIUM OWNERS ASSOCIATION, INC. ("CDBCOA"), a Florida non-profit corporation, the post office address of which is 8077 Brentwood Rd., Largo, Florida 34647, and CHATEAUX DE BARDMOOR, INC., NO. 6, ("Chateaux No. 6"), a Florida non-profit corporation, the post-office address of which is 2331 Belleair Rd. 506, Clearwater, Largo, Florida 34647, hereinafter referred to as the GRANTEEES.

WITNESSETH, That the Grantor, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration to it in hand paid, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey, an undivided 173/193 interest to CDBCOA, its successors, representatives and assigns forever and an undivided 20/193 interest to Chateaux No. 6, its successors, representatives and assigns forever, as tenants in common, in that certain real property, situate, lying and being in the County of Pinellas, State of Florida, more particularly described in Exhibit A attached hereto and incorporated herein.

TOGETHER WITH all the tenements, hereditaments, appurtenances, and rights thereto belonging or in any way appertaining;

SUBJECT, HOWEVER, TO the following (herein, sometimes collectively called the "Permitted Exceptions"):

Taxes and assessments for the current year and subsequent years, if any; rights of tenants in possession of the subject property; easements, covenants, agreements, restrictions and other matters of record; rights of the public in public ways; the lien for nondelinquent monthly sewer service charges payable to Pinellas County, Florida; the lien of any nondelinquent installments of Pinellas County Special District Assessments; matters which would be disclosed by a plat of survey of the real property, prepared in accordance with the ALTA/ACSM standards promulgated in 1988.

1990
95

Documentary Tax Pd. \$ 55
Internal Tax Pd.
Karleen F. DeBlaker, Clerk, Pinellas County
AMB Deputy Clerk

KARLEEN F. DEBLAKER, CLERK
RECORD VERIFIED BY: [Signature]

2005 014

Returns To:
BECKER & POLIAKOFF, P.A.
P.O. BOX 2823
CLEARWATER, FL 34617-2823

COPIES

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

AND, the GRANTOR does hereby warrant the title to the above described and hereby granted and released premises against any and all acts of the GRANTOR, subject to the Permitted Exceptions and every part and parcel thereof, with the appurtenances, unto the GRANTEEES, their successors and assigns, and will forever defend the same against the GRANTOR, its assigns, and against all and every person or persons whomsoever lawfully claiming the same by, under or through the GRANTOR (but none other), subject to the Permitted Exceptions.

By its acceptance of this Special Warranty Deed, GRANTEEES accept and assume and agree to perform all and singular the obligations of GRANTOR under the Permitted Exceptions.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, by its officer thereunto duly authorized, on the day and year first above written.

Signed and Delivered
in the Presence of:

BARDES CORPORATION, an Ohio
corporation, doing
business as BARDES
CORPORATION OF PINELLAS
COUNTY

Thomas D. Porter
Michelle A. Smith

BY: James E. Valentine
Name:) James E. Valentine
Title:) Vice-President-Finance

STATE OF Ohio)
COUNTY OF Hamilton)

SS:

The foregoing instrument was acknowledged before me this 26 day of December, 1990 by James E. Valentine, Vice President-Finance of BARDES CORPORATION, an Ohio corporation, doing business as BARDES CORPORATION OF PINELLAS COUNTY, for and on behalf of the corporation.

Sharon L. Gheaney
SHARON L. GHEANEY Public

Notary Public, State of Ohio

My commission expires: July 1, 1991

The Social Security or Employer I.D. No. of the
CHATEAUX DE BARDMOOR CONDOMINIUM OWNERS ASSOCIATION, INC. is

The Social Security or Employer I.D. No. of CHATEAUX DE
BARDMOOR, INC., NO. 6 is

The property appraiser's parcel identification numbers
for the subject property are listed below.

PROPERTY APPRAISER'S PARCEL IDENTIFICATION NUMBERS

24-30-15-00000-240-0100
24-30-15-00000-130-0300

This instrument prepared by:

Edward D. Diller, Esq.
Taft, Stettinius & Hollister
1800 Star Bank Center
425 Walnut Street
Cincinnati, Ohio 45202
(5130 381-2838

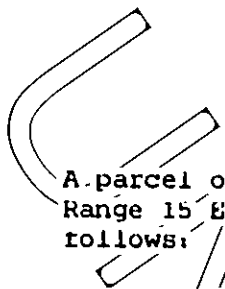
gedwards.edd

FILED

27076116 RMR 04-19-91 16:28:04
01 -
RECORDING 1 \$19.50
DOC STAMPS 2 \$0.55

TOTAL: \$20.05
CHECK AMT. TENDERED: \$20.05
CHANGE: \$0.00

EXHIBIT A



A parcel of land lying within the Northwest 1/4 of Section 24, Township 30 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

Commence at the Northwest corner of the Northwest 1/4 of said Section 24; thence South 00°18'04" West along the West line of said Northwest 1/4 1741.64 feet to a point on the centerline of Bardmoor Boulevard as shown in "BARDMOOR GOLF VIEW SUBDIVISION" as recorded in Plat Book 64, Pages 64 and 65 of the public records of Pinellas County, Florida; thence South 88°38'12" East along said centerline 2402.00 feet; thence North 01°21'48" East 35.00 feet to a point of intersection with the North right-of-way line of said Bardmoor Boulevard and the East line of Chateaux de Bardmoor No. 1 a Condominium as recorded in Condominium Plat Book 3, Pages 96, 97 and 98 of the public records of Pinellas, County, Florida, said point being the point of beginning; thence North 01°21'48" East along said East line 190.00 feet to a point on the South line of Chateaux de Bardmoor No. 10, a Condominium as recorded in Condominium Plat Book 31, Page 121 of the public records of Pinellas County, Florida; thence South 88°38'12" East along said South line 499.62 feet to a point on the West line of Chateaux de Bardmoor No. 1, a Condominium, as recorded in Plat Book 8, Pages 56 and 57 of the public records of Pinellas County, Florida; thence South 01°21'48" West along, said West line 190.00 feet to a point on the North right-of-way of the aforescribed Bardmoor Boulevard; thence North 88°38'12" West along said right-of-way 499.62 feet to the point of beginning.

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