

Prepared by and after
recording return to:

John J. Agliano, Esq.
Bajo Cohen Agliano P.A.
606 E. Madison St.
Tampa, Florida 33602

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, is made, executed and delivered as of this 11th day of February, 2022, by **F. Dennis Alvarez, as Trustee of Thomas J. Rowe Corporation**, an inactive and dissolved Florida corporation, pursuant to that certain Final Default Judgment entered by the Circuit Court for the Sixth Judicial Circuit in and for Pinellas County, Florida, on January 21, 2022, in the case styled *Don Ce-Sar Property Owners Corporation, Petitioner, vs. Thomas J. Rowe Corporation, a dissolved Florida corporation, and All Unknown Persons Claiming By, Through and/or Under It, Respondents, and the City of St. Pete Beach, Intervenor*, Case No. 20-005345-CI, whose address is c/o Genders Alvarez Diecidue, P.A., 2307 W. Cleveland Street, Tampa, Florida 33609 (hereinafter referred to as the "Grantor"); and **Don Ce-Sar Property Owners Corporation**, a not for profit Florida corporation, whose address is c/o Betty Rzewnicki, 3216 S. Maritana Drive, St. Pete Beach, Florida, 33706 (hereinafter referred to as "Grantee").

Wherever used herein, the terms "Grantor" and "Grantee" shall be deemed to include all of the parties to this Trustee's Deed and the successors and assigns of each party. The singular shall be deemed to include the plural, and vice versa, where the context so permits.

WITNESSETH

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and does hereby grant, bargain, sell, alien, remise, release, convey, and confirm, to Grantee, and Grantee's successors and assigns forever, the following described parcel of real property located in Pinellas County, Florida:

Block "M", of the plat of DON CE-SAR PLACE, according to the plat thereof recorded in Plat Book 13, Pages 15 through 20. Inclusive, of the public records of Pinellas County, Florida, LESS THAT PORTION of Block "M" lying between Lot 8, Block 1, DON CE-SAR PLACE, according to the plat thereof recorded in Plat Book 13, Pages 15 through 20, inclusive, of the public records of Pinellas County, Florida, and the waters of the Gulf of Mexico and bounded on the North and South by the Westerly extension of the Northerly and Southerly boundaries of said Lot 8, Block 1, as more fully described in that deed dated January 29, 1975 and recorded March 25, 1975 in Official Records Book 4272, Page 1055, of the public records of Pinellas County, Florida.

AND

Block "N", of the plat of DON CE-SAR PLACE, according to the plat thereof recorded in Plat Book 13, Page 15 through 20, inclusive, of the public records of Pinellas County, Florida

(the "Property"),

together with all of Thomas J. Rowe Corporation's right, title, and interest in the Property,

TOGETHER WITH all the tenements, hereditaments, and appurtenances, with every privilege, right, title, interest and estate, reversion, remainder, and easement thereto belonging or in anywise appertaining,

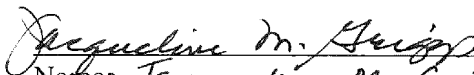
SUBJECT TO all restrictions, easements, dedications, and reservations set forth in Plat Book 13, Pages 15 through 20, inclusive, of the public records of Pinellas County, Florida, including but not limited to the Property's dedication to the use of the property owners in the Don Ce-Sar Place subdivision for beach and bathing purposes.

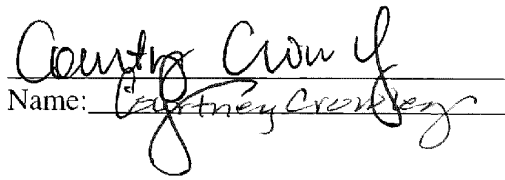
TO HAVE AND TO HOLD the above-described land, with all improvements thereon, unto Grantee in fee simple forever.

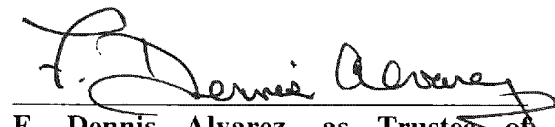
The Property is not the homestead of the Grantor.

IN WITNESS WHEREOF, Grantor has caused this Trustee's Deed to be executed as of the date and year first stated above.

Witnesses:


Name: Jacqueline M. Griggs


Name: Courtney Cronley


F. Dennis Alvarez, as Trustee of

Thomas J. Rowe Corporation, an inactive and dissolved Florida corporation, pursuant to that certain Final Default Judgment entered by the Circuit Court for the Sixth Judicial Circuit in and for Pinellas County, Florida, on January 21, 2022, in the case styled *Don Ce-Sar Property Owners Corporation, Petitioner, vs. Thomas J. Rowe Corporation, a dissolved Florida corporation, and All Unknown Persons Claiming By, Through and/or Under It, Respondents, and the City of St. Pete Beach, Intervenor*, Case No. 20-005345-CI

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was executed and acknowledged before me by means of physical presence or online notarization, this 11th day of February, 2022, by **F. Dennis Alvarez, as Trustee of Thomas J. Rowe Corporation**, an inactive and dissolved Florida corporation, pursuant to that certain Final Default Judgment entered by the Circuit Court for the Sixth Judicial Circuit in and for Pinellas County, Florida, on January 21, 2022, in the case styled *Don Ce-Sar Property Owners Corporation, Petitioner, vs. Thomas J. Rowe Corporation, a dissolved Florida corporation, and All Unknown Persons Claiming By, Through and/or Under It, Respondents, and the City of St. Pete Beach, Intervenor*, Case No. 20-005345-CI, on behalf of the corporation, who: is personally known to me; or produced _____ as identification.

Jeanne M. Satin
Notary Public, State of Florida

Print Name: Jeanne M. Satin

My Commission Expires:

