

Prepared by:  
Gregory A. Fox, Esq.  
FOX & FOX, P.A.  
2380 DREW STREET, SUITE 3  
P.O. Box 5047  
Clearwater, FL 34618-5047

RETURN TO

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED Made the 28<sup>th</sup> day of February, A.D. 1990 by G & S DEVELOPMENT, a Florida Joint Venture, comprised of SUNLOCK, INC. and NEWSTAR DEVELOPMENT, INC., both Florida Corporations, hereinafter called the GRANTOR, to CURLEW LANDINGS DOCK ASSOCIATION, INC., a Florida Corporation, whose post office address is 2350 BAYSHORE BOULEVARD, DUNEDIN, FLORIDA 34698 hereinafter called the GRANTEE.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida to-wit:

From the Northeast corner of the southeast 1/4 of Section 15, Township 28 South, Range 15 East; and run thence North 89 deg. 57' 02" West along the Quarter Section Line, 116.31 feet to the centerline of State Road 595, extended; thence South 17 deg. 31' 18" West along the said centerline 1684.23 feet for a Point of Beginning; thence North 62 deg. 45' 49" West, 435.98 feet; thence North 48 deg. 06' 47" West, 302.98 feet; thence North 65 deg. 27' 13" West, 43.53 feet; thence South 20 deg. 29' 17" West, 86.94 feet to a point on an existing seawall; thence following said seawall along arc of a non-tangent curve to the right 201.38 feet, radius 467.85 feet, chord 199.83 feet, chord bearing South 63 deg. 20' 35" East to a point of tangency; thence South 51 deg. 00' 43" East, 381.92 feet; thence South 62 deg. 19' 04" East 203.90 feet; thence North 17 deg. 31' 18" East 90.40 feet to the Point of Beginning, LESS AND EXCEPT road right-of-way.

Together with that certain non-exclusive easement for ingress and egress, drainage and utilities, being more fully described in easement dated September 2, 1982 by Curlew Landings, Inc., a Florida Corporation, to Curlew Landings Docks, Inc., a Florida Corporation, recorded in O.R. Book 5397, Page 374, as amended in Official Record Book 5693, Page 2191, Public Records of Pinellas County, Florida.

The Grantee reserves onto itself the right to sell exclusive easements to individual docks as more fully set forth in the Declaration of Covenants, Restrictions and Easements of Curlew Landings Docks, recorded in Official Record Book 1500, Page 1225, Public Records of Pinellas County, Florida.

THIS IS A DEED OF CONVENIENCE

Documentary Tax Pd. \$ 55  
Intangible Tax Pd.  
Karleen F. DeBlaker, Clerk, Pinellas County  
By WJB Deputy Clerk

26122706 WJB 03-04-91 09:30:28  
01 -  
RECORDING 1 \$10.50  
DOC STAMPS 2 \$0.55

KARLEEN F. DEBLAKER, CLERK  
RECORD VERIFIED BY: JE

TOTAL: \$11.05  
CHECK AMT. TENDERED: \$11.05  
CHANGE: \$0.00

01 RECORDING  
REC 10.50  
DS 55  
INT  
FEES  
MTF  
P/C  
REV  
TOTAL 11.05  
⑧

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

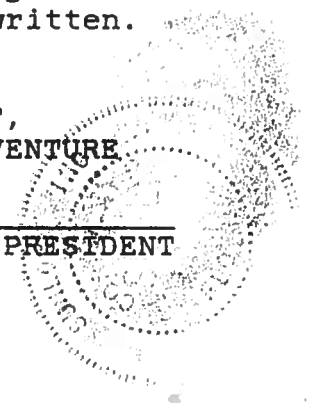
IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

G & S DEVELOPMENT,  
A FLORIDA JOINT VENTURE

Karen Rubitz  
Donna F. Allison

Mary Szasz  
MARY SZASZ, VICE PRESIDENT  
SUNLOCK, INC.,  
GENERAL PARTNER



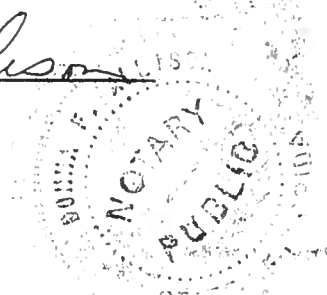
STATE OF FLORIDA  
COUNTY OF PINELLAS

I HEREBY CERTIFY that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared MARY SZASZ, VICE PRESIDENT OF SUNLOCK, INC., GENERAL PARTNER OF G & S DEVELOPMENT, a Florida Joint Venture, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of February, A.D., 1991.

Notary Public, State of Florida  
My Commission Expires April 27, 1994  
Bonded Thru Troy Fain - Insurance Inc.

Donna F. Allison  
NOTARY PUBLIC



My Commission Expires:

INST # 92-337886  
NOV 19 1992 5:58PM

PINELLAS COUNTY  
OFF REC BK 8095

Prepared by and return to:  
GREGORY A. FOX  
FOX & FOX, P.A.  
2380 Drew Street, Unit #3  
P.O. Box 6047  
Clearwater, FL 34618-5047

Documentary Tax Paid \$ 70.00  
Intangible Tax Paid \$  
Karlben F. DeBlaker, Clerk, Pinellas County  
By *[Signature]* Deputy Clerk

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED Made the 13<sup>th</sup> day of November, A.D., 1992 by G & S DEVELOPMENT, a Florida Joint Venture, whose post office address is 2350 Bayshore Boulevard, Dunedin, Florida, 34698, hereinafter called the GRANTOR, to CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC., A Florida Corporation, whose address is 2350 Bayshore Boulevard, Dunedin, Florida 34698, hereinafter called the GRANTEE.

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

01 RECORDING  
REC 15.00  
DS .70  
INT \_\_\_\_\_  
FEES \_\_\_\_\_  
MTF \_\_\_\_\_  
P/C \_\_\_\_\_  
REV \_\_\_\_\_  
TOTAL 15.70  
*pt*

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 in hand paid by the said Grantee, the receipt whereof is hereby acknowledged; does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of PINELLAS, State of Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

G & S DEVELOPMENT  
a Florida Joint Venture

*[Signature]*  
GREGORY A. FOX

*[Signature]*  
STEVE SZASZ, PRESIDENT  
SUNLOCK, INC.,  
GENERAL PARTNER

*[Signature]*  
DONNA F. ALLISON


9CQ10592 COS 11-19-92 17:47:38  
01 DED-  
RECORDING 1 \$15.00  
DOC STAMPS DR-219 3 \$0.70  
TOTAL: \$15.70  
CHECK AMT. TENDERED: \$15.70  
CHANGE: \$0.00

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

PINELLAS COUNTY, FLA.  
OFF. REC. BK 8095 PG 2168

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me on the  
13<sup>th</sup> day of NOVEMBER, 1992 by STEVE SZASZ, PRESIDENT OF  
SUNLOCK, INC., GENERAL PARTNER OF G & S DEVELOPMENT  
Florida Joint Venture, to me personally known to be the  
person described in and who executed the foregoing instrument  
under oath and acknowledged before me that he executed the  
same freely and voluntarily and for the purposes stated  
therein.

  
GREGORY A. FOX  
NOTARY PUBLIC STATE OF FLORIDA

My Commission Expires:

OFFICIAL NOTARY SEAL  
GREGORY A FOX  
NOTARY PUBLIC STATE OF FLORIDA  
COMMISSION NO. CC219893  
MY COMMISSION EXP. AUG. 5, 1996



EXHIBIT "A"

PINELLAS COUNTY, FLA.  
OFF. REC. BK. 8095 PG. 2169

PINELLAS COUNTY, FLORIDA

From the Northeast corner of the Southeast Quarter of Section Fifteen (15), Township Twenty-eight (28) South, Range Fifteen (15) East; and run thence North 89 degrees 57 minutes 02 seconds West, along the quarter section line, 116.31 feet to the centerline of State Road 595 extended; thence South 17 degrees 31 minutes 18 seconds West, along the said centerline 1684.23 feet for a point of beginning; thence North 62 degrees 45 minutes 49 seconds West, 435.98 feet; thence North 48 degrees 06 minutes 47 seconds West, 302.98 feet; thence North 65 degrees 27 minutes 13 seconds West, 43.53 feet; thence South 20 degrees 29 minutes 17 seconds West, 159.71 feet; thence South 64 degrees 40 minutes 01 second West, 5.00 feet; thence South 08 degrees 09 minutes, 12 seconds West 55.04; thence South 04 degrees 29 minutes 59 seconds East, 338.33 feet; thence along a curve to the right, chord bearing South 06 degrees 30 minutes 40 seconds West, chord equals 183.35 feet, arc equals 184.48 feet and radius equals 480.0 feet; thence South 17 degrees 31 minutes 18 seconds West, 196.60 feet; thence along a curve to the left, chord bearing South 27 degrees 28 minutes 42 seconds East, chord equals 28.28 feet, arc equals 31.42 feet and radius equals 20.00 feet; thence South 72 degrees 28 minutes 42 seconds East, 280.0 feet; thence South 17 degrees 31 minutes 18 seconds West, 30.0 feet; thence South 72 degrees 28 minutes 42 seconds East, 140.0 feet; thence South 17 degrees 31 minutes 18 seconds West, 10.0 feet; thence South 72 degrees 28 minutes 42 seconds East, 150.0 feet to the centerline of State Road 595; thence North 17 degrees 31 minutes 18 seconds East, 630.15 feet (DEED) (763.54 feet calculated) along said centerline to the point of beginning; less and except road right-of-way.

Less and Except Units 1 through 24, CURLEW LANDINGS, UNIT 1, according to the map or plat thereof as recorded in Plat Book 87, Page 19 of the Public Records of Pinellas County, Florida, and

Less and Except Units 25 through 94, CURLEW LANDINGS, UNIT 2, according to the map or plat thereof as recorded in Plat Book 103, Pages 78, 79 and 80 of the Public Records of Pinellas County, Florida.

Prepared by and return to:  
GREGORY A. FOX  
FOX & FOX, P.A.  
2380 Drew Street, Unit #3  
P.O. Box 5047  
Clearwater, FL 34618-5047

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**CORRECTIVE**  
**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED Made the \_\_\_\_ day of April, A.D. 1993 by G & S DEVELOPMENT, a Florida Joint Venture, whose address is 2350 Bayshore Boulevard, Dunedin, Florida, 34698, hereinafter called the GRANTOR, to CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC., a Florida Corporation, whose post office address is 2350 Bayshore Boulevard, Dunedin, Florida 34698, hereinafter called the GRANTEE.

(Whenever used herein the terms "grantor" & "grantee" include all the parties to this instrument & the heirs, legal representatives & assigns of individuals, & the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Pinellas, State of Florida to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART  
HEREOF

THIS IS A CORRECTIVE DEED CORRECTING THE SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION ON THE DEED RECORDED ON NOVEMBER 19, 1992 IN OFFICIAL RECORD BOOK 8095, PAGE 2167, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and  
delivered in our presence:

G & S DEVELOPMENT  
a Florida Joint Venture

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GREGORY A. FOX

---

STEVE SZASZ, President  
SUNLOCK, INC.,  
GENERAL PARTNER

---

DONNA F. ALLISON

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of APRIL, 1993 by STEVE SZASZ, PRESIDENT OF SUNLOCK, INC., GENERAL PARTNER OF G & S DEVELOPMENT, a Florida Joint Venture, who is personally known to me, and who upon taking an oath stated that he signed the foregoing freely and voluntarily and for the purposes stated therein.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires:

C O N S E N T

The undersigned President of CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC., hereby Consents to this Corrective Deed and confirm that there was an error in the legal description of the Deed recorded on November 19, 1992 in Official Record Book 8095 page 2167, of the Public Records of Pinellas County, Florida.

WITNESSES:

CURLEW LANDINGS HOMEOWNERS  
ASSOCIATION INC.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_  
BY:  
PRESIDENT

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ 1993 by \_\_\_\_\_ as President of CURLEW LANDINGS HOMEOWNERS ASSOCIATION, INC. a Florida Corporation, who is personally known to me, (or who produced a driver's license as identification) and who upon taking an oath stated that he (or she) signed the foregoing freely, voluntarily and for the purposes stated therein.

\_\_\_\_\_  
Notary Public

My Commission Expires:

EXHIBIT "A"

PINELLAS COUNTY, FLORIDA

From the Northeast corner of the Southeast Quarter of Section Fifteen (15), Township Twenty-eight (28) South, Range Fifteen (15) East; and run THENCE North 89 deg. 57' 02" West, along the quarter section line, 116.31 feet to the centerline of State Road 595 extended; THENCE South 17 deg. 31' 18" West, along the said centerline 1,684.23 feet for a point of beginning; THENCE North 62 deg. 45' 49" West, 435.98 feet; THENCE North 48 deg. 06' 47" West, 302.98 feet; THENCE North 65 deg. 27' 13" West, 43.53 feet; THENCE South 20 deg. 29' 17" West, 159.71 feet; THENCE South 64 deg. 40' 01" W., 5.00 feet; THENCE South 08 deg. 09' 12" West 55.04 feet; THENCE South 04 deg. 29' 59" East, 338.33 feet; THENCE along a curve to the right, chord bearing South 06 deg. 30' 40" West, chord equals 183.35 feet, arc equals 184.48 feet and radius equals 480.0 feet; THENCE South 17 deg. 31' 18" West, 196.60 feet; THENCE along a curve to the left, chord bearing South 27 deg. 28' 42" East, chord equals 28.28 feet, arc equals 31.42 feet and radius equals 20.00 feet; THENCE South 72 deg. 28' 42" East, 280.0 feet; THENCE South 17 deg. 31' 18" West, 30.0 feet; THENCE South 72 deg. 28' 42" East, 140.0 feet; THENCE South 17 deg. 31' 18" West, 10.0 feet; THENCE South 72 deg. 28' 42" East, 150.0 feet to the centerline of State Road 595; THENCE North 17 deg. 31' 18" East, 630.15 feet (DEED) (763.54 feet calculated) along said centerline to the point of beginning; less and except road right-of-way.

Less and Except Units 1 through 24, CURLEW LANDINGS, UNIT 1, according to the map or plat thereof as recorded in Plat Book 87, Page 19 of the Public Records of Pinellas County, Florida, and

Less and Except Units 25 through 94, CURLEW LANDINGS, UNIT 2, according to the map or plat thereof as recorded in Plat Book 103, Pages 78, 79 and 80 of the Public Records of Pinellas County, Florida.

LESS AND EXCEPT the following:

From the Northeast corner of the Southeast 1/4 of Section 15, Township 28 South, Range 15 East; and run THENCE North 89 deg. 57' 02" West along the Quarter Section Line, 116.31 feet to the centerline of State Road 595, extended; THENCE South 17 deg. 31' 18" West along the said centerline 1684.23 feet for a Point of Beginning; THENCE North 62 deg. 45' 49" West, 435.98 feet; THENCE North 48 deg. 06' 47" West, 302.98 feet; THENCE North 65 deg. 27' 13" West, 43.53 feet; THENCE South 20 deg. 29' 17" West, 86.94 feet to a point on an existing seawall; THENCE following said seawall along arc of a non-tangent curve to the right 201.38 feet, radius 467.85 feet, chord 199.83 feet, chord bearing South 63 deg. 20' 35" East to a point of tangency; THENCE South 51 deg. 00' 43" East, 381.92 feet; THENCE South 62 deg. 19' 04" East 203.90 feet; THENCE North 17 deg. 31' 18" East 90.40 feet to the Point of Beginning, LESS AND EXCEPT road right-of-way.