

THIS INSTRUMENT PREPARED BY:
Matthew J. Mytych, Esq.
City Attorney's Office
City of Clearwater
600 Cleveland St., STE 600
Clearwater, Florida 33755

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made and given this _____ day of _____, 2026, by the City of Clearwater, Florida, a Florida municipal corporation, whose mailing address is P.O. Box 4748, Clearwater, FL 33758 ("Grantor"), to the City of Clearwater Community Redevelopment Agency, a public body corporate and politic of the State of Florida created pursuant to Part III, Chapter 163, Florida Statutes, whose mailing address is P.O. Box 4748, Clearwater, FL 33758 ("Grantee").

Grantor, for and in consideration of Ten Dollars and 00/100 Cents (\$10.00), and other good and valuable consideration paid by Grantee, the receipt of which is acknowledged, hereby conveys to Grantee, its successors and assigns, quitclaims, remises, releases, and conveys forever, the following described parcel of land located in Pinellas County, Florida, to wit:

See attached Exhibit "A".

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

THIS DEED IS SUBJECT TO THE FOLLOWING: Applicable zoning restrictions and to easements, reservations and all matters of record, if any, which are not specifically reimposed or extended hereby, and to taxes for the current year and subsequent years, if any. Grantor has not performed any title examination related to this transaction and provides no warranties of title.

Grantor expressly releases any automatic reservation and right of entry in accordance with Fla. Stat. § 270.11. This instrument is executed pursuant to Fla. Stat. § 692.01 & 692.02.

THE CITY OF CLEARWATER, FLORIDA,
a Florida municipal corporation.

By: _____
Bruce Rector
Mayor

Approved as to form:

Attest:

Matthew J. Mytych, Esq.
Senior Assistant City Attorney

Rosemarie Call
City Clerk

EXHIBIT "A"
LEGAL DESCRIPTION

1. Unaddressed Gould Street, Clearwater, FL 33756

Lot 19, FIRST ADDITION TO MAC DIXSONS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Page 96 of the Public Records of Pinellas County, Florida.

Parcel I.D. No. 15-29-15-21690-000-0190

2. Unaddressed Gould Street, Clearwater, FL 33756

Lot 20, FIRST ADDITION TO MAC DIXSONS SUBDIVISION, according to the plat thereof, as recorded in Plat Book 5, Page 96 of the Public Records of Pinellas County, Florida.

Parcel I.D. No. 15-29-15-21690-000-0200

3. Unaddressed Washington Avenue, Clearwater, FL 33756

Lot 21, FIRST ADDITION TO MAC DIXSONS SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 5, Page 96 of the Public Records of Pinellas County, Florida.

Parcel I.D. No. 15-29-15-21690-000-0210

4. Unaddressed S. Madison Avenue, Clearwater, FL 33756

The North 25 feet of Lot 13, REVISED MAP OF R.H. PADGETT SUBDIVISION OF ORIGINAL LOT 5, according to the plat thereof, as recorded in Plat Book 4, Pages 32 through 41, inclusive, of the Public Records of Pinellas County, Florida.

Parcel I.D. No. 15-29-15-65214-005-0131

5. Unaddressed S. Ft. Harrison Avenue, Clearwater, FL 33756

A PORTION OF COURT SQUARE, AS RECORDED IN PLAT BOOK 5, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY, FLORIDA, ALL LYING WITHIN THE NE ¼ OF SECTION 16, TOWNSHIP 29 S, RANGE 15 E, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF LOT 40 OF SAID COURT SQUARE, AS RECORDED IN PLAT BOOK 5, PAGE 53, OF THE PUBLIC RECORDS OF PINELLAS COUNTY; THENCE S00°06'33"W A DISTANCE OF 266.76 FEET, ALONG THE WEST LINE OF COURT SQUARE, ALSO BEING THE EAST RIGHT OF WAY LINE OF SOUTH FORT HARRISON AVE., TO A POINT OF CUSP OF A NON-TANGENT CURVE, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING AN ARC DISTANCE OF 93.93 FEET, A RADIUS OF 370.00 FEET, A CHORD BEARING OF S63°40'15"E, AND A CHORD LENGTH OF 93.68 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING AN ARC DISTANCE OF 118.94 FEET, A RADIUS OF 510.00 FEET, A CHORD BEARING OF S62°59'19"E, AND A CHORD LENGTH OF 118.67 FEET, TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF SOUTH GARDEN

AVENUE, THENCE ALONG SAID RIGHT OF WAY LINE S00°06'39"W, A DISTANCE OF 38.93 FEET, THENCE LEAVING SAID RIGHT OF WAY LINE N89°51'12"W A DISTANCE OF 190.12 FEET TO A POINT OF INTERSECTION ON THE EAST RIGHT OF WAY LINE OF SOUTH FORT HARRISON AVENUE, THENCE ALONG SAID RIGHT OF WAY LINE N00°12'58"E, A DISTANCE OF 133.90 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS 16,402.43 SQUARE FEET, OR 0.377 ACRES MORE OR LESS.
Parcel I.D. No. 16-29-15-18648-000-0520

6. Unaddressed Pierce Street, Clearwater, FL 33755

Lot 8 of the Revised Map of R.H. Padgett's Subdivision of the SE ¼ of the NW ¼ of Sec 15, T. 29 S., R 15 E Pinellas Co. Fla. According to the map or plat thereof as recorded in Plat Book 4, Page 32 of the Public Records of Pinellas County, Florida.

LESS the following described parcel:

Begin at the Southeast corner of Lot 8 of original Lot 2 of R.H. PADGETT SUBDIVISION OF Section 15, Township 29 South, Range 15 East, as recorded in Plat Book 5, Page 27 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, and revised plat as recorded in Plat Book 4, Page 32 of the Public Records of Pinellas County, Florida, for a point of beginning; thence run West along the South lot line 45.5 feet to the Westerly lot line of said lot, also being the Easterly right of way line of Washington Street; thence run Northerly along said right of way line 45.5 feet to a point; thence run Southeasterly 65 feet to the point of beginning.

Parcel I.D. No. 15-29-15-65214-002-0080

7. Unaddressed Pierce Street, Clearwater, FL 33755

Lot 9 of the Revised Map of R.H. PADGETT'S SUBDIVISION OF THE SE ¼ OF THE NW ¼ OF SEC 15, T. 29 S., R 15 E PINELLAS CO. FLA, according to the map or plat thereof as recorded in Plat Book 4, Page 32 of the Public Records of Pinellas County, Florida.

Parcel I.D. No. 15-29-15-65214-002-0090

8. Unaddressed Chestnut Street, Clearwater, FL 33756

Lots 4, 5, and the North ½ of Lot 6, Block C of the Coachman Heights subdivision according to the map or plat thereof as recorded in Plat Book 20, Page 26 of the Public Records of Pinellas County, Florida less and except the following described parcel for right of way as recorded in Deed Book 1328, Page 498 of the Public Records of Pinellas County, Florida:

Commence at the Northwest corner of Lot 4, Block C of said subdivision plat also being the point of beginning; thence run S89°44'29"E a distance of 215.32 feet to a point, said point being the Northeast corner of Lot 4, Block C of said subdivision plat; thence run S00°11'01"W, along the easterly lot lines of Lots 4, 5, and 6, Block C of said subdivision plat, a distance of 125 feet; thence run N89°44'29"W a distance of 12.81 feet to a point on the Westerly right of way line of Court Street; thence run N38°27'19"W along said

Westerly right of way line a distance of 24.02 feet to a non-tangent curve to the left having a chord bearing of N64°00'00"W, a chord distance of 208.27 feet, radius of 239.49 feet, and arc length of 215.47 feet, to a point on the Westerly lot line of Lot 4, Block C of said subdivision plat, also being the easterly right of way line of Prospect Avenue; thence along said right of way line N00°04'44"W a distance of 15.80 feet to the point of beginning.
Parcel I.D. No. 15-29-15-16830-003-0040

9. Unaddressed Court Street, Clearwater, FL 33756

The South ½ of Lot 6 and all of lots 7 through 10 inclusive, Block C of the Coachman Heights subdivision according to the map or plat thereof as recorded in Plat Book 20, Page 26 of the Public Records of Pinellas County, Florida less and except the following described parcel for right of way as recorded in Deed Book 1328, Page 498 of the Public Records of Pinellas County, Florida:

Commence at the Northwest corner of Lot 4, Block C of said subdivision plat; thence run S89°44'29"E a distance of 215.32 feet to a point, said point being the Northeast corner of Lot 4, Block C of said subdivision plat; thence run S00°11'01"W, along the easterly lot lines of Lots 4, 5, and 6, Block C of said subdivision plat, a distance of 125 feet to the Point of Beginning; thence continue along said easterly lot lines S00°11'01"W a distance of 16.01 feet; thence leaving said easterly lot lines, N38°27'19"W a distance of 20.52 feet; thence run S89°44'29"E a distance of 12.81 feet to the Point of Beginning.
Parcel I.D. No. 15-29-15-16830-003-0070

10. 525 Park Street, Clearwater, FL 33756

Lots 7, 8, 9 and 10, Block 5, GOULD & EWING'S 1ST AND 2ND ADDITION TO CLEARWATER HARBOR FLORIDA, according to the map or plat thereof as recorded in Plat Book 1, Page 52, Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part.
Parcel I.D. No. 16-29-15-32292-005-0070

11. 618 Drew Street, Clearwater, Florida 33755 and Unaddressed N. Garden Ave., Clearwater, FL 33755

PARCELS 1 and 2:

The East 1/2 of Lot 2; all of Lot 3; Lot 6 LESS the North 62.5 feet thereof; and that part of Lots 4 and 5 lying West of ACL Railroad Right-of-Way, Block 6, Jones Subdivision of Nicholson's Addition to Clearwater Harbor, according to the map or plat thereof as recorded in Plat Book 1, Page 13, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, TOGETHER WITH that certain vacated alley lying between Lots 3, 4, 5, and 6, as more fully described in Official Records Book 1522, Page 34, of the Public Records of Pinellas County, Florida.

PARCEL 3:

Lots 7 and 8, and the North 1/2 of Lot 6, Block 6, Jones Subdivision of Nicholson's Addition to Clearwater Harbor, according to the map or plat thereof, as recorded in Plat Book 1, Page 13, of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, LESS and EXCEPT that portion conveyed in the Warranty

Deed recorded in Official Records Book 11252, Page 1702, of the Public Records of Pinellas County, Florida.
Parcel I.D. Nos. 09-29-15-44352-006-0030, 09-29-15-44352-006-0050, 09-29-15-44352-006-0070