

REAL PROPERTY TRANSFER AGREEMENT

THIS REAL PROPERTY TRANSFER AGREEMENT (this "Agreement") is made on this ____ day of _____, 2026, by and between the City of Clearwater, Florida, a Florida municipal corporation (the "City"), whose address is 600 Cleveland Street, Suite 600, Clearwater, FL 33755, and Rosemary Cooper ("Buyer"), whose address is 703 Palm Bluff Street, Clearwater, FL 33755 (collectively, the City and Buyer are the "Parties").

RECITALS:

WHEREAS, the City is the owner of a certain parcel of real property located at the southeast corner of Palm Bluff Street and North Myrtle Avenue in the City of Clearwater bearing the Parcel Identification Number: 10-29-15-65718-000-0131 (the "Property"); and

WHEREAS, Buyer owns property located at 703 Palm Bluff Street, Clearwater, FL 33755; and

WHEREAS, Buyer wishes to acquire the Property which has been determined by the City of Clearwater City Council to be an uneconomic remainder of land.

NOW THEREFORE, in consideration of the mutual covenants herein contained, and the mutual benefits to be derived hereunder, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

1. The recitals set forth above are true and correct and are incorporated herein by reference.
2. This Agreement describes the respective responsibilities of each party in providing for the transfer of the Property.
3. The Property is legally described as follows:

The West 50 feet of Lot 13, unnumbered Block, PALM PARK ADDITION TO CLEARWATER, as recorded in Plat Book 4, page 86 of the Public Records of Hillsborough County, Florida, of which Pinellas County was formerly a part, the same being in Section 10, Township 29 South, Range 15 East.

Parcel I.D. Number: 10-29-15-65718-000-0131

4. The Parties agree the value of the Property is Five Hundred Dollars and 00/100 Cents (\$500.00).
5. The City agrees to convey and transfer to Buyer, all of the City's right, title, and interest in and to the Property subject to the terms, conditions, and provisions herein in return for a

sale price of Five Hundred Dollars and 00/100 Cents (\$500.00). The transfer of the Property contemplated by this Agreement shall be conveyed by quit claim deed without warranty. The City makes no warranties as to the Property's marketability, and transfers the Property in "as-is, where-is, with all faults" condition. This provision shall survive the termination or expiration of this Agreement irrespective of any executed deed for the sale of the Property.

6. Buyer shall have, at its own expense, the right to conduct inspections and determine feasibility of accepting the transfer of the Property. For purposes of physical inspection of the Property, the City grants Buyer, its agents, and professionals engaged by such parties, the right to enter upon the Property. Buyer shall not perform any inspections or tests requiring invasive methods without prior written consent of the City and shall hold the City harmless and indemnify the City for any liability resulting from Buyer's entry to the Property.
7. Buyer will pay all closing costs associated with the transfer of the Property, including but not limited to settlement fees, title insurance, appraisal fees, taxes, and recording fees.
8. Buyer shall purchase title insurance at its own expense. Any matters set forth in the title commitment, including any defects, or liens and encumbrances, shall be the responsibility of Buyer to cure or accept as exceptions to the title policy.
9. Whenever this Agreement requires or permits any consent, notice, request, or demand from one party to the other (collectively "Notice"), such Notice must be in writing and shall be delivered either by hand delivery or by U.S. certified mail. Notice shall be effective as of the date of actual delivery or, if delivery is refused by the receiving party, the date on which such delivery was attempted. Each party's initial address for delivery of any Notice is designated below, but any party from time to time may designate a different address for delivery of any Notice by delivering to the other party Notice of such different address:

If to City: City of Clearwater
 Attn: City Manager
 P.O. Box 4748
 Clearwater, FL 33758

If to Buyer: Rosemary Cooper
 703 Palm Bluff Street
 Clearwater, Fl 33755

10. This Agreement may not be assigned by Buyer without the express written consent of the City, which consent shall be in the City's sole discretion.
11. This Agreement, together with any exhibit(s) attached hereto, constitutes the entire Agreement between the Parties and no representation, warranty, promise, or inducement not expressly included in the Agreement shall be binding upon any party hereto, their legal representative, successors and assigns.
12. The "Effective Date" of this Agreement shall be the date on which both the Parties have executed this Agreement.

IN WITNESS WHEREOF, the Parties hereto have duly executed this Agreement on the day and year first above written.

(CITY OF CLEARWATER SIGNATURE PAGE)

CITY OF CLEARWATER, FLORIDA,
a Florida municipal corporation.

By: _____
Jennifer Poirrier
City Manager

Date: _____

Approved as to form:

Attest:

Matthew J. Mytych, Esq.
Assistant City Attorney
Date: _____

Rosemarie Call
City Clerk
Date: _____

(BUYER SIGNATURE PAGE)

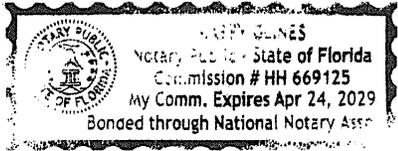
Rosemary Cooper
Rosemary Cooper
Date: 1/21/2026

STATE OF FLORIDA)

COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me by means physical presence or online notarization, this 21st day of January, 2026 by Rosemary Cooper, who is/are personally known to me or who has/have produced a driver's license as identification.

(NOTARIAL SEAL)



Kasey Glines
Notary Public, State of Florida
Name of Notary: Kasey Glines
My Commission Expires: April 24, 2029
My Commission No.: HH 669125