

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 _____, 2025, by the City of Clearwater, Florida, a Florida municipal corporation, whose address is 600 Cleveland Street, Suite 600, Clearwater, FL 33755 ("Grantor"), to C.I.M.H.Z Management LLC, a Florida limited liability company, whose address is 6465 142nd Ave. N., Apt. Z204, Clearwater, FL 33760 ("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, grants, bargains, sells, aliens, remises, releases, conveys and confirms forever, the following described parcel of land located in Pinellas County, Florida, to wit:

Lots 65 and 66, Block "E", Greenwood Park No. 2, according to the map or plat thereof as recorded in Plat Book 8, Page 16 of the Public Records of Pinellas County, Florida.

Parcel I.D. Number: 10/29/15/33552/005/0650

Address: 1164 La Salle Street, Clearwater, FL 33755

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 restrictions of record, if any, which are not specifically reimposed or extended hereby, and to taxes for the year 2025 and subsequent years, if any. Grantor has not performed any title examination related to this transaction and provides no warranties of title.

The property must be used by Grantee for the sole purpose of constructing a single-family home to be sold or rented to a household whose total household income does not exceed one hundred twenty percent (120%) percent of Area Median Income, adjusted for household size, as published by the United States Department of Housing and Urban Development for Pinellas County. Grantee agrees to: 1.) commence construction of the single-family home within six (6) months of the date of this deed, 2.) complete construction of the single-family home within twelve (12) months of the date of this deed, and 3.) convey or lease the property to an income qualified-household within eighteen (18) months of the date of this deed (collectively, the "Activities"). If Grantee does not complete the Activities within the specified timeframes, the property shall, upon request of Grantor, revert to Grantor via a special warranty deed at no cost to Grantor. Grantor shall be entitled to specific performance among any other remedy available at law or at equity in the event Grantee fails to reconvey the property at Grantor's request. The City of Clearwater City

Manager or their designee retains the unilateral discretion to extend these timeframes as they deem appropriate and may notify Grantee in writing of such an extension.

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