

This Instrument Prepared By:
Jerrod D. Simpson, Esq.
City Attorney's Office
600 Cleveland Street, Suite 600
Clearwater, FL 33755

Parcel No.

Recording Data Above

SIDEWALK & PUBLIC UTILITY EASEMENT

The undersigned, Clearwater Neighborhood Housing Services, Inc., a Florida Corporation, whose principal address is 608 N. Garden Ave. Clearwater, FL 33755 ("Grantor"), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the **CITY OF CLEARWATER, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida, whose address is 600 Cleveland St., Suite 600, Clearwater, Florida 33755 (the "City"), and its successors and assigns, a perpetual and irrevocable sidewalk and public utility easement upon the following-described lands (the "Easement Area") located in Pinellas County, Florida:

See Exhibit "A" attached

This Sidewalk & Public Utility Easement grants to the City the right to access, construct and maintain a sidewalk for use by the general public as well as the right to access, construct, and maintain public utilities for use by the City, but in no way does this agreement convey the fee simple title to the Property or the Easement Area. This Easement is only for the uses and purposes stated herein. In the event the City abandons the use of this Easement for the stated purposes, all right, title and interest granted herein shall immediately revert to the Grantor or the Grantor's successors in title.

Grantor warrants ownership of fee simple title to the Property, and that Grantor has full right and lawful authority to grant and convey this Easement to the City. Further, Grantor guarantees the non-exclusive, quiet and peaceful use and enjoyment of this Easement.

Signature Page to Follow

AFFIDAVIT OF NO LIENS

STATE OF FLORIDA :
 : ss
COUNTY OF PINELLAS :

BEFORE ME, the undersigned authority, personally appeared Frank Cornier whom, being duly authorized does depose and say:

1. That aforesaid party is the owner of legal and equitable title to the following described property in Pinellas County, Florida, to wit:

See Exhibit A appended hereto and by this reference made a part hereof

2. That there has been no labor performed or materials furnished on said property for which there are unpaid bills for labor or materials against said property, other than those which will be paid during the normal course of business, except: (list, or if none, insert "**NONE**". If no entry, it will be deemed that "**NONE**" has been entered.)

None _____

3. That there are no liens or encumbrances of any nature affecting the title of the property herein described, except easements and restrictions of record, any encroachments, overlaps or other rights of third parties which would be shown by a current survey, except: (list, or if none, insert "**NONE**." If no entry, it will be deemed that "**NONE**" has been entered.)

None _____

4. That no written notice has been received for any public hearing regarding assessments for improvements by any government, and there are no unpaid assessments against the above described property for improvements thereto by any government, whether or not said assessments appear of record.

5. That there are no outstanding sewer service charges or assessments payable to any government.

6. That the representations embraced herein have been requested by the **CITY OF CLEARWATER**, its agents, successors and assigns to rely thereon in connection with the granting of the easement herein being conveyed to encumber the above-described property.

Signed, sealed and delivered
in the presence of:

Grantor

Angel Santiago
Witness signature

Angel Santiago
Print witness name

Max Maraj
Witness signature

Max Maraj
Print witness name

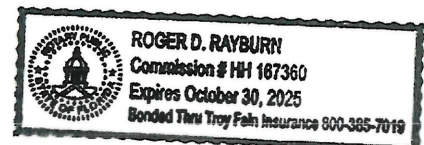
STATE OF FLORIDA :
: ss
COUNTY OF PINELLAS :

Before me, the undersigned authority, personally appeared Frank Cornier, who executed the foregoing instrument, and who acknowledged the execution thereof to be his/her free act and deed personally, for the use and purposes herein set forth, and who [X] is personally known to me, or who [] did produce _____ as identification.

Roger D. Rayburn
Notary Public - State of Florida
Roger D. Rayburn
Type/Print Name

My commission expires:

10/30/25



IN WITNESS WHEREOF, the undersigned grantor has caused these presents to be duly executed
this 2nd day of February, 2023.

Signed, sealed and delivered
in the presence of:

Grantor

Angel Santiago
Witness signature

Angel Santiago
Print witness name

Max Maraj
Witness signature

Max Maraj
Print witness name

STATE OF FLORIDA :
COUNTY OF PINELLAS : ss

Before me, the undersigned authority, personally appeared Frank Cornier, who executed
the foregoing instrument, and who acknowledged the execution thereof to be his/her free act and deed
personally, for the use and purposes herein set forth, and who ☒ is personally known to me, or who ☐ did
produce _____ as identification.

Roy D. Rayburn
Notary Public - State of Florida
Roy D. Rayburn
Type/Print Name

My commission expires:

10/30/25

