

**THIS CONVEYANCE REPRESENTS A TRANSFER OF UNENCUMBERED REAL PROPERTY FROM THE GRANTORS TO A LIMITED LIABILITY COMPANY OWNED 100% BY THE GRANTORS AND IS THEREFORE EXEMPT FROM THE IMPOSITION OF DOCUMENTARY STAMP TAX.**

**This Instrument Prepared by  
and Return To:**  
GASSMAN, CROTTY & DENICOLO, P.A.  
ALAN S. GASSMAN, ESQUIRE  
1245 Court Street  
Clearwater, FL 33756

**Property Appraiser's Parcel I.D. Number: 16-29-15-36270-000-0790**

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**THIS WARRANTY DEED**, made the 19<sup>th</sup> day of December, A.D. 2023, by DAVID MINKOFF and SUSAN MINKOFF, husband and wife, hereinafter called the Grantors, to TURNER/GULF BLVD, L.L.C., a Florida limited liability company, hereinafter called the Grantee. The Grantee's address is 404 Edgewood Avenue, Clearwater, FL 33755.

(Wherever used herein the terms "grantor" and "grantees" 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 Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release and convey and confirm unto the Grantee all of their 35% ownership in that certain land situate in Pinellas County, State of Florida, and more fully described as follows:

The West 50 feet of Lot 79 and the East 70 feet of Lot 81, of  
CORRECTED MAP OF HARBOR OAKS, according to the map or  
plat thereof, as recorded in Plat Book 3, Page 65, of the Public  
Records of Pinellas County, Florida.

The Grantors hereby represent and warrant that the above-referenced property IS NOT the homestead property of the Grantors.

This Deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except covenants, conditions, easements and restrictions of record; and subject to taxes for the year 2023 and subsequent years.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and  
delivered in the  
presence of:

Lisa Anne Runko  
Witness #1 Signature

LISA Anne Runko  
Printed Witness #1 Name

2621 Cove Cay Dr., Clearwater  
Printed Witness #1 Address

Debbie L. Grey  
Witness #2 Signature

Debbie L. Grey  
Printed Witness #2 Name

704 S. Hillcrest Avenue, Clearwater, FL 33766  
Printed Witness #2 Address




**DAVID MINKOFF**  
404 Edgewood Avenue  
Clearwater, FL 33755

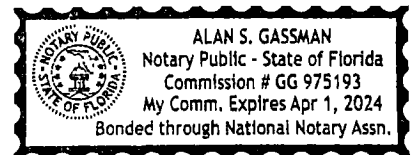
STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID MINKOFF, who executed the foregoing instrument and acknowledged before me that he executed this Deed, who is personally known to me to be the person described herein, **or** that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

**WITNESS**, my official hand and seal this 19 day of December, 2023.

(SEAL)

  
Notary Public Signature



Lisa Anne Runko  
Witness #1 Signature

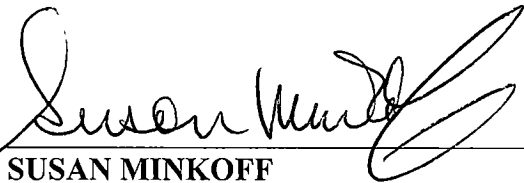
LISA Anne Runko  
Printed Witness #1 Name

2601 Cove Cay Dr., Clearwater  
Printed Witness #1 Address

Debbie L Grey  
Witness #2 Signature

Debbie L Grey  
Printed Witness #2 Name

704 S. Hillcrest Avenue, Clearwater, FL 33756  
Printed Witness #2 Address

  
**SUSAN MINKOFF**  
404 Edgewood Avenue  
Clearwater, FL 33755

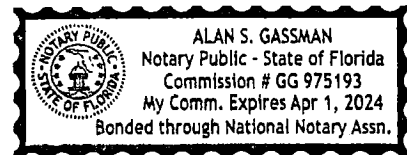
STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SUSAN MINKOFF, who executed the foregoing instrument and acknowledged before me that she executed this Deed, who is personally known to me to be the person described herein, **or** that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

**WITNESS**, my official hand and seal this 19 day of December, 2023.

(SEAL)

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



C:\Users\Lisa\AppData\Local\Temp\XPgrpwise\6568C355GASSMAN\_DOMGASSMAN\_PO1001797367146A71\2023 Warranty Deed.3b.wpd  
:tja 11/30/2023

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2023315341 12/13/2023 10:19 AM  
OFF REC BK: 22650 PG: 808-811  
DocType:DEED RECORDING: \$35.50  
D DOC STAMP: \$0.70

THIS CONVEYANCE REPRESENTS A TRANSFER OF UNENCUMBERED REAL PROPERTY FROM THE GRANTORS TO A LIMITED LIABILITY COMPANY OWNED 100% BY THE GRANTORS AND IS THEREFORE EXEMPT FROM THE IMPOSITION OF DOCUMENTARY STAMP TAX.

This Instrument Prepared by  
and Return To:  
GASSMAN, CROTTY & DENICOLO, P.A.  
ALAN S. GASSMAN, ESQUIRE  
1245 Court Street  
Clearwater, FL 33756

Property Appraiser's Parcel I.D. Number: 11-29-15-32850-000-0890

<sup>Corrective</sup>  
THIS WARRANTY DEED, made the 1<sup>st</sup> day of December, A.D. 2023, by DAVID MINKOFF and SUSAN MINKOFF, ~~husband and wife~~ <sup>as tenants by the entirety</sup>, hereinafter called the Grantors, to TURNER/GULF BLVD, L.L.C., a Florida limited liability company, hereinafter called the Grantee. The Grantee's address is 404 Edgewood Avenue, Clearwater, FL 33755.

(Wherever used herein the terms "grantor" and "grantees" 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 Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release and convey and confirm unto the Grantee all of their ownership in that certain land situate in Pinellas County, State of Florida, and more fully described as follows:

The South 65 feet of the East 36.6 feet of Lot 87 and the South 65 feet of Lot 88 and the North 35 feet of Lot 89, Grand View Terrace Subdivision, according to the map or plat thereof as recorded in Plat Book 12, Page 3, of the Public Records of Pinellas County, Florida.

The Grantors hereby represent and warrant that the above-referenced property IS NOT the homestead property of the Grantors.

This Deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

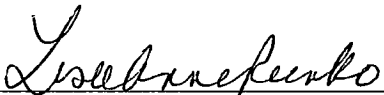
This Corrective Deed is being recorded to correct the titling of the Grantors due to scrivener's error. The Grantors were shown as "husband and wife" on the Warranty Deed recorded on 12/13/2023 but should have been shown as "Tenants by the Entireties". This Corrective Deed further corrects the Chain of Title with respect to the subject property.

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

**And** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except covenants, conditions, easements and restrictions of record; and subject to taxes for the year 2023 and subsequent years.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and  
delivered in the  
presence of:



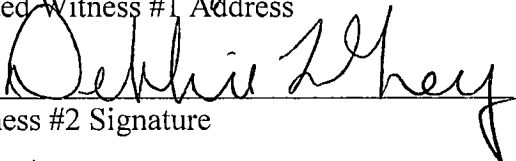
Witness #1 Signature

LISA Anne Runko

Printed Witness #1 Name

2021 Cove Cay Dr., Clearwater

Printed Witness #1 Address



Witness #2 Signature

Debbie L. Grey

Printed Witness #2 Name

704 S. Hillcrest Ave., Clearwater, FL 33756

Printed Witness #2 Address



**DAVID MINKOFF**

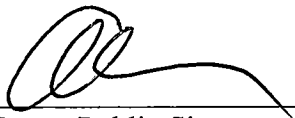
404 Edgewood Avenue  
Clearwater, FL 33755

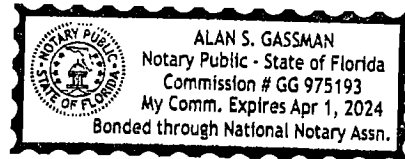
STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID MINKOFF, who executed the foregoing instrument and acknowledged before me that he executed this Deed, who is personally known to me to be the person described herein, or that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

**WITNESS**, my official hand and seal this 1 day of December, 2023.

(SEAL)

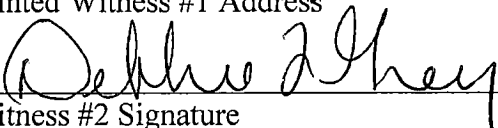
  
Notary Public Signature



  
Witness #1 Signature

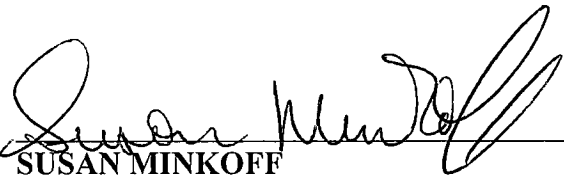
LISA Anne Runko  
Printed Witness #1 Name

2021 Core Cay Dr., Clearwater  
Printed Witness #1 Address

  
Witness #2 Signature

Debbie L. Grey  
Printed Witness #2 Name

704 S. Hillcrest Avenue, Clearwater, FL 33768  
Printed Witness #2 Address


  
**SUSAN MINKOFF**  
404 Edgewood Avenue  
Clearwater, FL 33755

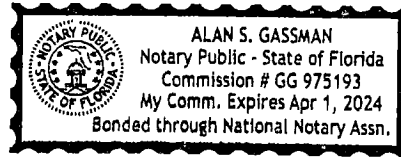
STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SUSAN MINKOFF, who executed the foregoing instrument and acknowledged before me that she executed this Deed, who is personally known to me to be the person described herein, **or** that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

**WITNESS**, my official hand and seal this 1 day of December, 2023.

(SEAL)

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



C:\Users\Lisa\Documents\GroupWise\Warranty Deed.412 Casler Ave.1.wpd  
:tja 11/30/2023



**THIS CONVEYANCE REPRESENTS A TRANSFER OF UNENCUMBERED REAL PROPERTY FROM THE GRANTORS TO A LIMITED LIABILITY COMPANY OWNED 100% BY THE GRANTORS AND IS THEREFORE EXEMPT FROM THE IMPOSITION OF DOCUMENTARY STAMP TAX.**

**This Instrument Prepared by  
and Return To:**  
GASSMAN, CROTTY & DENICOLO, P.A.  
ALAN S. GASSMAN, ESQUIRE  
1245 Court Street  
Clearwater, FL 33756

**Property Appraiser's Parcel I.D. Number: 19-29-15-93391-000-0406**

---

**THIS WARRANTY DEED**, made the 1<sup>st</sup> day of December, A.D. 2023, by DAVID I. MINKOFF and SUSAN S. MINKOFF, as Tenants by the Entireties, hereinafter called the Grantors, to TURNER/GULF BLVD, L.L.C., a Florida limited liability company, hereinafter called the Grantee. The Grantee's address is 404 Edgewood Avenue, Clearwater, FL 33755.

(Wherever used herein the terms "grantor" and "grantees" 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 Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release and convey and confirm unto the Grantee all of their ownership in that certain land situate in Pinellas County, State of Florida, and more fully described as follows:

Unit 406 of Ultimar Two, a Condominium according to the Declaration of Condominium thereof, recorded in Official Book 7872, Page(s) 97, of the Public Records of Pinellas County, Florida, and any amendments thereto, together with its undivided share of the common elements.

The Grantors hereby represent and warrant that the above-referenced property IS NOT the homestead property of the Grantors.

This Deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

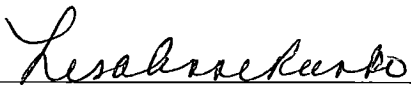
Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except covenants, conditions, easements and restrictions of record; and subject to taxes for the year 2023 and subsequent years.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and  
delivered in the  
presence of:



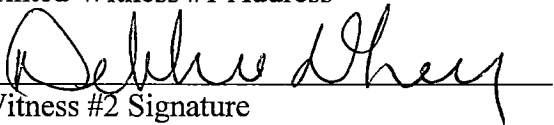
Witness #1 Signature

LISA Anne Runko

Printed Witness #1 Name

2621 Cove Cay Dr., Clearwater

Printed Witness #1 Address



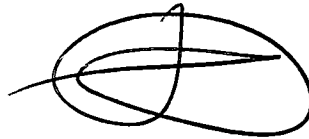
Witness #2 Signature

Debbie L Grey

Printed Witness #2 Name

704 S. Hillcrest Avenue, Clw FL 33756

Printed Witness #2 Address



**DAVID I. MINKOFF**

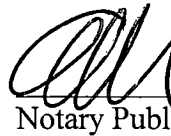
404 Edgewood Avenue  
Clearwater, FL 33755

STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

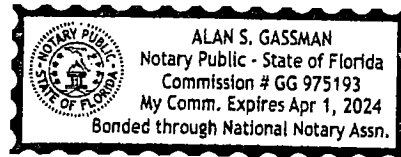
**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID I. MINKOFF, who executed the foregoing instrument and acknowledged before me that he executed this Deed, who is personally known to me to be the person described herein, or that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

**WITNESS**, my official hand and seal this 1<sup>st</sup> day of December, 2023.

(SEAL)



Notary Public Signature



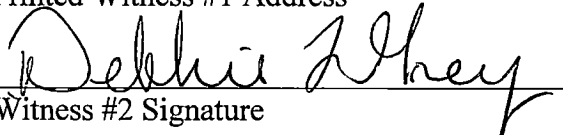

Witness #1 Signature

LISA Anne Runko

Printed Witness #1 Name

2621 Cove Cay Dr, Clearwater

Printed Witness #1 Address



Witness #2 Signature

Debbie L. Grey

Printed Witness #2 Name

704 S. Hillcrest Avenue, Clearwater, FL 33756


Printed Witness #2 Address

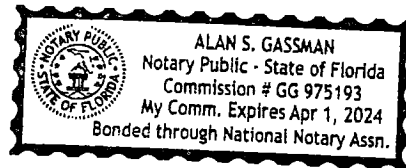
STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SUSAN S. MINKOFF, who executed the foregoing instrument and acknowledged before me that she executed this Deed, who is personally known to me to be the person described herein, **or** that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

**WITNESS**, my official hand and seal this 2 day of December, 2023.

(SEAL)

  
Notary Public Signature



J:\M\Minkoff, Sue & David\TURNER-GULF BLVD, L.L.C. (FL)\Warranty Deed.1540 Gulf Blvd No 406.1a.wpd  
:tja 12/1/2023

This Instrument Prepared by  
and Return To:  
GASSMAN, CROTTY & DENICOLO, P.A.  
ALAN S. GASSMAN, ESQUIRE  
1245 Court Street  
Clearwater, FL 33756

Property Appraiser's Parcel I.D. Number: **11-29-15-31230-000-0200**

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**THIS WARRANTY DEED**, made the 29 day of December, A.D. 2023, by DAVID I. MINKOFF and SUSAN S. MINKOFF, hereinafter called the Grantors, to 404 EDGEWOOD, L.L.C., a Wyoming limited liability company, as Trustee of the REVOCABLE TRUST AGREEMENT OF EDGEWOOD AVENUE dated December 1, 2023, hereinafter called the Grantee, with full power and authority either to protect, to conserve, to lease and to sell, to convey, to encumber and to otherwise manage and dispose of the real property herein described. The Grantee's address is 404 Edgewood Ave., Clearwater, FL 33755.

(Wherever 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 Grantors, for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, hereby grant, bargain, sell, alien, remise, release and convey and confirm unto the Grantee all that certain land situate in Pinellas County, State of Florida, and more fully described as follows:

**Lots 20 & 21, GLENWOOD ESTATES ADDITION according to  
the map or plat thereof, as recorded in Plat Book 9, page 56, of  
the Public Records of Pinellas County, Florida.**

The Grantors hereby represent and warrant that the above-referenced property **IS** the homestead property of the Grantors.

This deed was prepared without the benefit of a title search of the subject property and the preparer of this conveyance does not guarantee merchantability or marketability of title.

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

**And** the Grantors hereby covenant with said Grantee that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except covenants, conditions, easements and restrictions of record; and subject to taxes for the year 2023 and subsequent years.

**IN WITNESS WHEREOF**, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and  
delivered in the  
presence of:



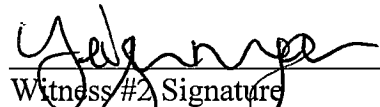
Witness #1 Signature

Ginger Cattrell

Printed Witness #1 Signature

1370 Barryst, Clearwater FL 33756

Printed Witness #1 Address



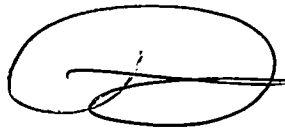
Witness #2 Signature

High Nguyen

Printed Witness #2 Signature

1371 72nd Ter Seminole FL 33772

Printed Witness #2 Address



**DAVID I. MINKOFF**

404 Edgewood Ave.

Clearwater, FL 33755

*Grantor's Address*

STATE OF FLORIDA       )  
COUNTY OF PINELLAS   )

**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared DAVID I. MINKOFF, who executed the foregoing instrument and acknowledged before me that he executed this Deed, who is personally known to me to be the person described herein, **or** that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

WITNESS, my official hand and seal this 29 day of Dec., 2023.

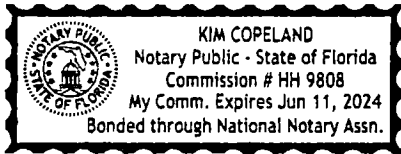
Kim Copeland

Notary Public Signature

Kim Copeland

Printed Notary Signature

(SEAL)



[Signature]

Witness #1 Signature

Ginger Cottrell

Printed Witness #1 Signature

1370 Barry St Clearwater FL 33756

Printed Witness #1 Address

[Signature]

Witness #2 Signature

Leigh Nguyen

Printed Witness #2 Signature

11371 72nd Ter Seminole, FL 33772

Printed Witness #2 Address

[Signature]

SUSAN S. MINKOFF

404 Edgewood Ave.

Clearwater, FL 33755

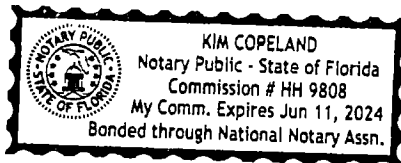
Grantor's Address

STATE OF FLORIDA       )  
COUNTY OF PINELLAS    )

**I HEREBY CERTIFY** that on this day, by means of physical presence before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared SUSAN S. MINKOFF, who executed the foregoing instrument and acknowledged before me that she executed this Deed, who is personally known to me to be the person described herein, or that I relied upon the following forms of identification of the above-named person: \_\_\_\_\_.

WITNESS, my official hand and seal this 29 day of Dec, 2023.

(SEAL)



Kim Copeland  
Notary Public Signature

Kim Copeland  
Printed Notary Signature

J:\MMinkoff. Sue & David\EDGEWOOD AVENUE LAND TRUST\Warranty Deed.1c.wpd  
:cw\*tja 11/30/2023