

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

SPECIAL WARRANTY DEED

THAT THE UNDERSIGNED, TOWB, LLC, a Florida limited liability company licensed to do business in Texas (herein "Grantor"), for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration paid to Grantor by the herein name Grantee, the receipt and sufficiency of which are hereby acknowledged and confessed, has GRANTED, SOLD and CONVEYED, and by these presents does hereby GRANT, SELL and CONVEY unto CAPTAINS COVE HOLDINGS, LLC, a Florida limited liability company (herein "Grantee"), the following real property located in Galveston County, Texas, and all rights, benefits, and appurtenances thereto, together with the right to reserve and thereafter occupy the below said property, to wit:

The Property (including all structures or improvements real and personal):

Being all ownership interest in the Land Description, Buildings, Units and/or Unit Weeks as those are defined in the Condominium Covenants, Conditions and Restrictions which was filed of record and executed by Sunward Developer and recorded under Galveston Clerk's File No. 8313536 in the Office of the County Clerk of Galveston County, State of Texas, on April 15, 1983, in the Deed Records, inclusive of all amendments, modifications, supplements, and restatements, including the by-laws, and all other exhibits and documents attached thereto, said amendment being filed of record under Galveston Clerk's File No. 2021002804 in the same Deed Records of Galveston County, and filed on January 13, 2021 (collectively "Declarations"), together with and subject to any and all appurtenances, covenants, conditions, oil, gas and mineral leases and interests, easements and restrictions on record and still existing, inclusive of interests in and to the Common Elements (both General and Limited) of the Condominium Project/Property.

The Property shall include, but is not limited to, all "Units" as those are better specified in Exhibit "A" being attached hereto and incorporated herein by reference for all purposes, said Units being all within the Inverness by the Sea Condominiums, a/k/a Captain's Cove, a condominium regime created by those Declarations described above.

TO HAVE AND TO HOLD the Property, together with all and singular the rights, hereditaments and appurtenances thereunto in anywise belonging, unto Grantees and its successors and assignees, forever, subject to aforesaid, and Grantor hereby binds themselves and their heirs, personal representatives, successors and assignees to warrant and forever defend all and singular the Property unto the Grantees and its successors and assigns, against every person whomsoever

lawfully claiming or the same or any part thereof, by, through or under Grantor, but not otherwise, but only to the extent, they are validly existing and affect the Property.

Grantees hereby assume the obligation and agree to pay all current, past and future ad valorem taxes, maintenance fees, unit expenses and special assessments levied against the Property.

EXECUTED BY GRANTOR AND ACCEPTED BY GRANTEE as of this 19 day of JANUARY, 2021.

Grantor:
TOWB, LLC

JaR

Joseph A. Takacs Jr, Manager

STATE OF FLORIDA
COUNTY OF SEMINOLE

On January 19TH, 2021, before me, BRENT DELA CRUZ, a notary public, personally appeared by physical presence, Joseph A. Takacs, Jr. as Manager of TOWB, LLC, a Florida limited liability company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the attached Special Warranty Deed and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or entity upon behalf of which the person acted executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Florida that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

Personally known OR
Produced identification OR

Type of Identification produced: FDOL

[Signature]
(signature of notary public)

My commission expires: 02/21/2021



(Return to) Grantee's Address:
1010 E. Riviera Blvd
Oviedo, FL 32765

Certain real property situate at 7600 Seawall Boulevard, Galveston, Texas and being more particularly described as the following condominium units:

BUILDING A	BUILDING B	BUILDING C
Unit 101	Unit 107	Unit 114
Unit 102	Unit 108	Unit 115
Unit 103	Unit 109	Unit 116
Unit 104	Unit 110	Unit 117
Unit 105	Unit 111	Unit 214
Unit 106	Unit 112	Unit 215
Unit 201	Unit 113	Unit 216
Unit 202	Unit 207	Unit 217
Unit 203	Unit 208	Unit 314
Unit 204	Unit 209	Unit 315
Unit 205	Unit 210	Unit 316
Unit 206	Unit 211	Unit 317
Unit 301	Unit 212	
Unit 302	Unit 213	
Unit 303	Unit 307	
Unit 304	Unit 308	
Unit 305	Unit 309	
Unit 306	Unit 310	
	Unit 311	
	Unit 312	
	Unit 313	

Each of the above referenced units is conveyed together with an allocated 1.9608 percentage interest in and to the General Common Elements and Common Surplus of the Captain's Cove Condominiums sometimes also known as the Inverness by the Sea Condominiums created by virtue of the Captain's Cove Resort Declaration Establishing a Condominium Regime, Covenants, Conditions and Restrictions by Sunward Developers, Inc. and Dwelling Development, Inc. dated April 15, 1983 and recorded in the Galveston County Registry of Deeds as Instrument No. 8313536, as amended by, inter alia, the First Amendment to Captains Cove Resort Declaration Establishing a Condominium Regime, Covenants, Conditions and Restrictions by TOWB, LLC and Captain's Cove Resort Association dated as of January 13, 2021 and filed for record in the Galveston County Registry of Deeds as Instrument No. 2021002804. Each of the above conveyed condominium units is further conveyed together with any Limited Common Elements allocated thereto as provided in the aforesaid Declaration.

Said condominium is situate on land described as follows:

Survey of part of Lot 140 and east ½ of Lot 151, Section #1, Trimble & Lindsey Subdivision, City of Galveston, Galveston County, Texas described as follows:

Beginning at point in south line of Stewart Road which is 235 feet east of west line of said Lot 151; thence South 25° East, parallel with west line of said Lot 151, 135 feet to corner; thence South 65° West, parallel with said south line 70 feet to corner in west line of east ½ of said Lot 151; thence South 25° East, along said west line, 163.39 feet to corner in northerly line of Seawall Boulevard; thence North 55°55' East, along said northerly line across lots 151 and 140, 501.28 feet to corner in east line of said Lot 140; thence North 25° West, along said east line, 107.9 feet to corner; thence South 55°55' West 160 feet to corner; thence North 25° West, parallel with said east line, 152.80 feet to corner in said south line of Stewart Road; thence southwesterly, along said south line which is a curve to the right with a 1482.72 foot radius, 219.39 feet to point of tangency; thence South 65° West, along said south line, 48.03 feet to place of beginning.

FILED AND RECORDED

Instrument Number: 2021005145

Recording Fee: 38.00

Number Of Pages:5

Filing and Recording Date: 01/25/2021 3:10PM

I hereby certify that this instrument was FILED on the date and time stamped hereon and RECORDED in the OFFICIAL PUBLIC RECORDS of Galveston County, Texas.



A handwritten signature in cursive script that reads "Dwight D. Sullivan".

Dwight D. Sullivan, County Clerk
Galveston County, Texas

DO NOT DESTROY - *Warning, this document is part of the Official Public Record.*