

MANATEE COUNTY GOVERNMENT

AGENDA MEMORANDUM

SUBJECT	75TH STREET RIGHT-OF-WAY	TYPE AGENDA ITEM	CONSENT
DATE REQUESTED	APRIL 16, 1996	DATE SUBMITTED	APRIL 4, 1996
BRIEFINGS?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/OFFICE DIVISION	TRANSPORTATION/ LAND ACQUISITION	AUTHORIZED BY TITLE	LARRY R. MAU, P.E., DIRECTOR TRANSPORTATION
CONTACT PERSON TELEPHONE/EXTENSION	JIM STAPLES EXTENSION 5007	PRESENTER TELEPHONE/EXTENSION	JIM STAPLES, MANAGER LAND ACQUISITION, EXTENSION 5007
ADMINISTRATIVE APPROVAL	<i>[Signature]</i>		

INDICATE WHETHER "REPORT," "DISCUSSION," or "FORM OF MOTION" or "OTHER ACTION" REQUIRED:

AUTHORIZATION FOR CHAIRMAN TO EXECUTE CONTRACTS FOR SALE AND PURCHASE FOR A WARRANTY DEED FROM COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC. FOR RIGHT-OF-WAY REQUIRED FOR THE ROAD IMPROVEMENT OF 75TH STREET WEST, FROM MANATEE AVENUE WEST SOUTH TO CORTEZ ROAD, AT A COST OF \$3,402.

ACCEPTANCE OF, AUTHORIZATION TO RECORD, WARRANTY DEEDS FROM COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC.

AUTHORIZATION TO RECORD AFFIDAVITS OF OWNERSHIP AND ENCUMBRANCES FROM TED LEIST, PRESIDENT, COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC.

ENABLING/REGULATING AUTHORITY: (Federal and/or state laws[s], administrative ruling[s], Manatee Comp Plan, Land Development Code, ordinances, resolutions, and/or County policy).

COMP PLAN - GOAL 5.1 ADDRESSES THE SAFETY AND EFFICIENCY OF FORECASTED VEHICULAR TRAVEL DEMANDS.

BACKGROUND/DISCUSSION:

- THE ROAD IMPROVEMENT OF 75TH STREET WEST, FROM MANATEE AVENUE WEST SOUTH TO CORTEZ ROAD, WAS APPROVED BY THE BCC IN THE 1992 CIP.
- APPRAISALS WERE PERFORMED BY RICHARD BASS & ASSOCIATES WHICH DETERMINED THE VALUES OF THE PARCELS TO BE \$3,208 AND \$194, FOR A TOTAL OF \$3,402.
- THE CONTRACTS FOR SALE AND PURCHASE FOR A WARRANTY DEED HAVE BEEN EXECUTED FOR THE APPRAISED AMOUNTS AND ARE HEREBY PRESENTED TO THE BCC FOR EXECUTION ALONG WITH THE CONVEYANCE DOCUMENTS.

HAS COUNTY ATTORNEY REVIEW BEEN REQUESTED? Please indicate "N/A", "NO" or "YES." NO

IF N/A OR NO, PLEASE EXPLAIN:
PROCESS PREVIOUSLY APPROVED BY COUNTY ATTORNEY'S OFFICE.

IF A CONTRACT, AGREEMENT, LEASE OR OTHER DOCUMENT IS SAME AS APPROVED IN PREVIOUS YEARS, STATE YEAR OF LAST USE: N/A

IF "YES."

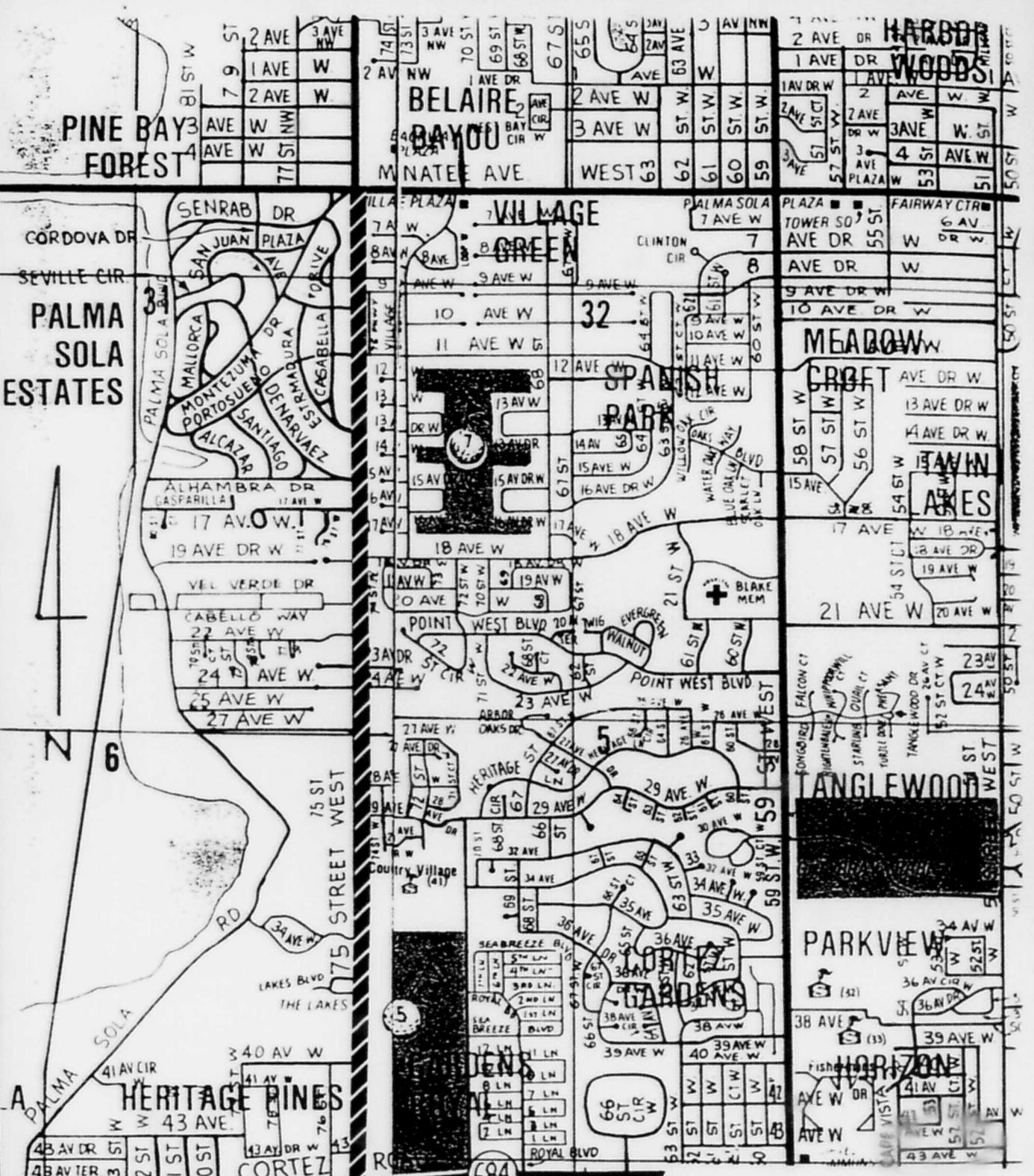
- 1) HAS ENTIRE MATTER, OR ONLY A PORTION, BEEN REVIEWED BY THE COUNTY ATTORNEY'S OFFICE?
- 2) HAVE ALL COMMENTS/SUGGESTIONS BEEN ADDRESSED/INCORPORATED; IF NOT, PLEASE EXPLAIN.
- 3) ATTACH COPY OF FINAL MEMORANDUM OF THE COUNTY ATTORNEY'S OFFICE RELATED TO THIS MATTER.

<p>ATTACHMENTS:</p> <ol style="list-style-type: none"> 1) CONTRACTS FOR SALE AND PURCHASE (2) 2) WARRANTY DEEDS (2) 3) AFFIDAVITS OF OWNERSHIP AND ENCUMBRANCES (2) 4) FLORIDA DEPARTMENT OF REVENUE 5) LOCATION MAP 	<p>INSTRUCTIONS TO BOARD RECORDS: ✓</p> <p>RETURN COPY OF EXECUTED CONTRACT AND RECORDED COPIES TO LAND ACQUISITION WITH A COPY OF CONTRACT TO SALLY IN FINANCE.</p>
---	--

COST	\$3,208/194 (CONTRACTS) \$51 (RECORDING)	SOURCE (ACCT# & NAME)	349-315903-541710-03159 349-315903-561320-03159 75TH STREET WEST PROJECT OPEN SESSION
COMMENTS	N/A	FISCAL IMPACT STATEMENT	N/A
		RECURRING COSTS FREQUENCY OF OCCURRENCE	N/A

APR 16 1996

46.



DISTRICT #3
 COMMISSIONER STAN STEPHENS

75TH STREET WEST ROAD
 IMPROVEMENT PROJECT -
 FROM CORTEZ ROAD NORTH TO
 MANATEE AVENUE

Affidavit of Ownership and Encumbrances

This instrument prepared by:
Jim Staples, Manager, Land Acquisition
Public Transportation Department
P.O. Box 1000
Bradenton, Florida 34206

BK 1485 PG 4334 DKTR 903135 1 of 2

PROJECT # 3159
PARCELS #72
D.P. # 51455.6260/8

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared TED LEIST ~~AND CHRISTOPHER CURTIS~~, whose mailing address is 2825 72ND STREET WEST BRADENTON, FLORIDA 34209, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of and has full authority to sell or encumber the following described property, (hereinafter "Property").

See legal descriptions identified
as Exhibit "A" attached hereto

2. That the Owner plans to convey the Property to the COUNTY OF MANATEE whose principal office is at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "Grantee").

3. To the best of my knowledge the only mortgages, liens, encumbrances, including but not limited to any leasehold interest or potential claims against the Property are:

NONE

4. That there has been no labor, material, or service furnished for improvement of the Property, which remains unpaid, except as set forth in paragraph 3 of this affidavit.

5. That there are no claims, demands, liens or judgments outstanding against the above described property and the Grantor is not indebted to anyone for any such Property, except as set forth in paragraph 3 of this affidavit.

6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

COUNTRY VILLAGE OF BRADENTON
CONDOMINIUM ASSOCIATION, INC.
Corporation

BY: Ted Leist
President

TED LEIST
Printed Name

SWORN to and subscribed before me this 17TH day of November, 1995 by Ted Leist (name and title of agent) of COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC. (name of corporation acknowledging), a Florida State or place of corporation) CHRISTOPHER CURTIS on behalf of the corporation. Who is personally known to me or has produced N/A as identification.



Patricia Prada
NOTARY PUBLIC Signature
Patricia Prada
Printed Name

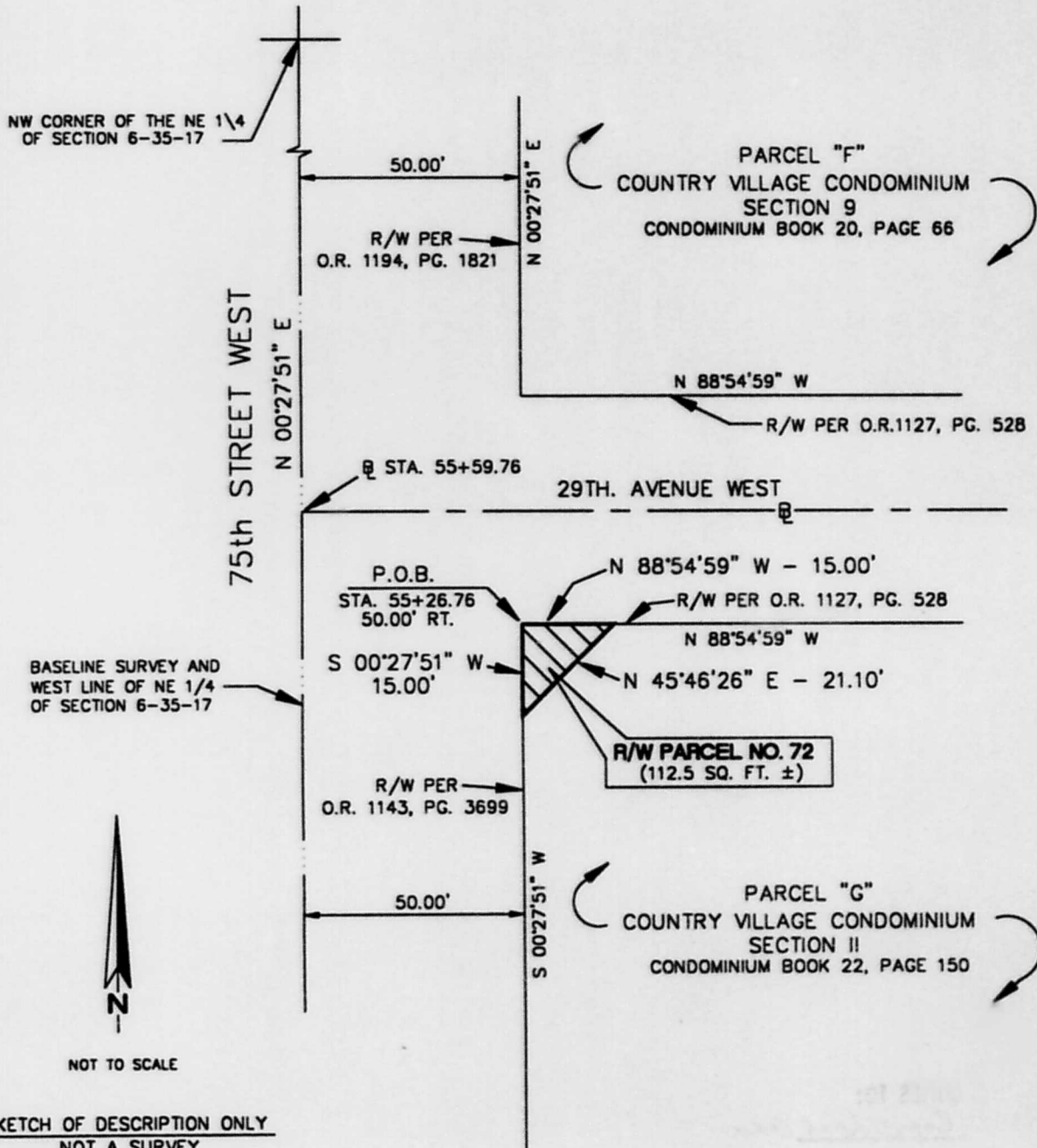
ACCEPTED IN OPEN SESSION 4/16/96
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

DESCRIPTION: RIGHT-OF-WAY PARCEL NO. 72
(75TH STREET WEST)

COMMENCE AT THE INTERSECTION OF THE EAST R/W OF 75TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1143, PAGE 3699, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE SOUTH R/W OF 29TH AVENUE WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1127, PAGE 528, AFORESAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE S 00°27'51" W, ALONG SAID EAST R/W LINE OF 75TH STREET WEST, A DISTANCE OF 15.00 FT.; THENCE N 45°46'26" E, 21.10 FT., TO THE INTERSECTION WITH SAID SOUTH R/W LINE OF 29TH AVENUE WEST; THENCE N 88°54'59" W, ALONG SAID SOUTH R/W LINE, 15.00 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 112.5 SQUARE FEET MORE OR LESS.

BK 1485 PG 4335 FILED AND RECORDED 04/22/96 9:20AM 2 OF 2
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL



BASELINE SURVEY AND WEST LINE OF NE 1/4 OF SECTION 6-35-17

NOT TO SCALE

SKETCH OF DESCRIPTION ONLY
NOT A SURVEY

DATE 05/02/95

JAN L. SKIPPER
JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3723
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

RIGHT-OF-WAY PARCEL NO. 72

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159	
	JOB NUMBER: <u>3741-4</u>	SCALE <u>NONE</u>
	DRAWN BY: <u>WLM</u>	SHEET NUMBER <u>1</u> OF <u>1</u>

Warranty Deed From Corporation

Return to:
Name:
Address:

EX 1485 PG 4336 DKTR 903136 1 of 2

This instrument prepared by:
Jim Staples, Mgr., Land Acquisition
Public Transportation Department
P.O. Box 1000
Bradenton, Florida 34206

Property Appraisers ID#: 51455.6260/8
Grantee(s) S.S.#(s):

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made and executed the 17 day of November A.D. 1995 by **COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC.**, a non-profit corporation existing under the laws of Florida, and having its principal place of business at 2025 72nd St. West Bradenton, Florida 34209 hereinafter called the grantor, to **COUNTY OF MANATEE**, a political subdivision of the state of Florida, whose post office address is P.O. Box 1000, Bradenton, Florida 34206 hereinafter called the grantee:

(Whenever 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 grantor, for and in consideration of the sum of **\$1.00** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in **Manatee County**, State of Florida, viz:

See Exhibit "A" attached hereto.

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 grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants 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.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

(CORPORATE SEAL)

COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC.
Corporation

BY: Ted Leist
President Signature
TED LEIST
Printed Name

ATTEST: Charles Curtis
Secretary Signature
CHARLES CURTIS
Printed Name

Taggart Clark
Witness Signature
THURBANT CLINK
Printed Name

Taggart Clark
Witness Signature
THURBANT CLINK
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing **WARRANTY DEED** was acknowledged before me this 17th day of November, 1995 by Ted Leist and Charles Curtis (name and title of agent) of **COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC.** (name of corporation acknowledging), a Florida (state or place of incorporation) corporation, on behalf of the corporation. Who is personally known to me or has 2/11 as identification.



Karina Prala
NOTARY PUBLIC Signature
Karina Prala
Printed Name

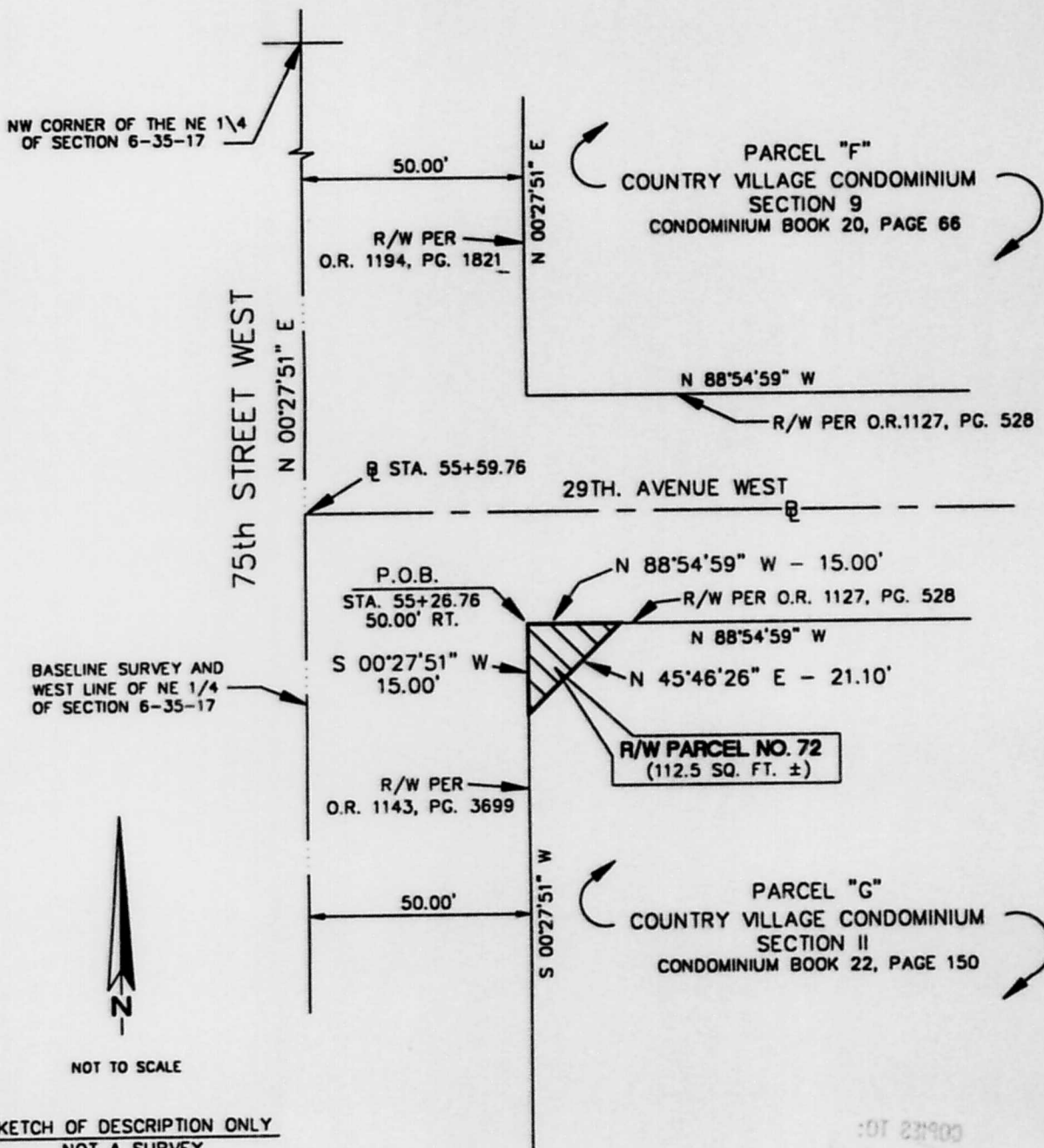
ACCEPTED IN OPEN SESSION 4/16/96
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

EXHIBIT "A"

DESCRIPTION: RIGHT-OF-WAY PARCEL NO. 72
(75TH STREET WEST)

COMMENCE AT THE INTERSECTION OF THE EAST R/W OF 75TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1143, PAGE 3699, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE SOUTH R/W OF 29TH AVENUE WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1127, PAGE 528, AFORESAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE S 00°27'51" W, ALONG SAID EAST R/W LINE OF 75TH STREET WEST, A DISTANCE OF 15.00 FT.; THENCE N 45°46'26" E, 21.10 FT., TO THE INTERSECTION WITH SAID SOUTH R/W LINE OF 29TH AVENUE WEST; THENCE N 88°54'59" W, ALONG SAID SOUTH R/W LINE, 15.00 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 112.5 SQUARE FEET MORE OR LESS.



BK 1485 PG 4337 FILED AND RECORDED 04/22/95 9:00AM 2 OF 2
M.B. STATE DEPT. OF CIRCUIT COURT MANATEE COUNTY FL

DATE 05/02/95

Jan L. Skipper
 JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3723
 (NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

RIGHT-OF-WAY PARCEL NO. 72

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159
	JOB NUMBER: <u>3741-4</u> SCALE <u>NONE</u>
	DRAWN BY: <u>WLM</u> SHEET NUMBER <u>1</u> OF <u>1</u>

Affidavit of Ownership and Encumbrances

This instrument prepared by:
Jim Staples, Manager, Land Acquisition
Public Transportation Department
P.O. Box 1000
Bradenton, Florida 34206

BK 1485 PG 4328 DKT# 903133 1 of 3

PROJECT # 3159
PARCELS #72.1 AND 72.1A
D.P. # 51455.5896/0

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned authority, this day personally appeared TED LEIST, whose mailing address is 2825 72ND STREET WEST BRADENTON, FLORIDA 34209, who being first duly sworn, deposes and says:

1. That the undersigned, hereinafter called the Grantor, is the owner of and has full authority to sell or encumber the following described property, (hereinafter "Property").

See legal descriptions identified
as Exhibit "A" attached hereto

2. That the Owner plans to convey the Property to the COUNTY OF MANATEE whose principal office is at 1112 Manatee Avenue West, Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "Grantee").

3. To the best of my knowledge the only mortgages, liens, encumbrances, including but not limited to any leasehold interest or potential claims against the Property are:

4. That there has been no labor, material, or service furnished for improvement of the Property, which remains unpaid, except as set forth in paragraph 3 of this affidavit.

5. That there are no claims, demands, liens or judgments outstanding against the above described property and the Grantor is not indebted to anyone for any such Property, except as set forth in paragraph 3 of this affidavit.

6. That the Grantor makes this affidavit for the purpose of assisting the Grantee in the acquisition of the above described property.

COUNTRY VILLAGE OF BRADENTON
CONDOMINIUM ASSOCIATION, INC.
Corporation

BY: Ted Leist
President
TED LEIST
Printed Name

SWORN to and subscribed before me this 17th day of November, 1995 by Ted Leist (name and title of agent) of COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC. (name of corporation acknowledging), a Florida (state or place of corporation) corporation, on behalf of the corporation. Who is personally known to me or has produced n/a as identification.



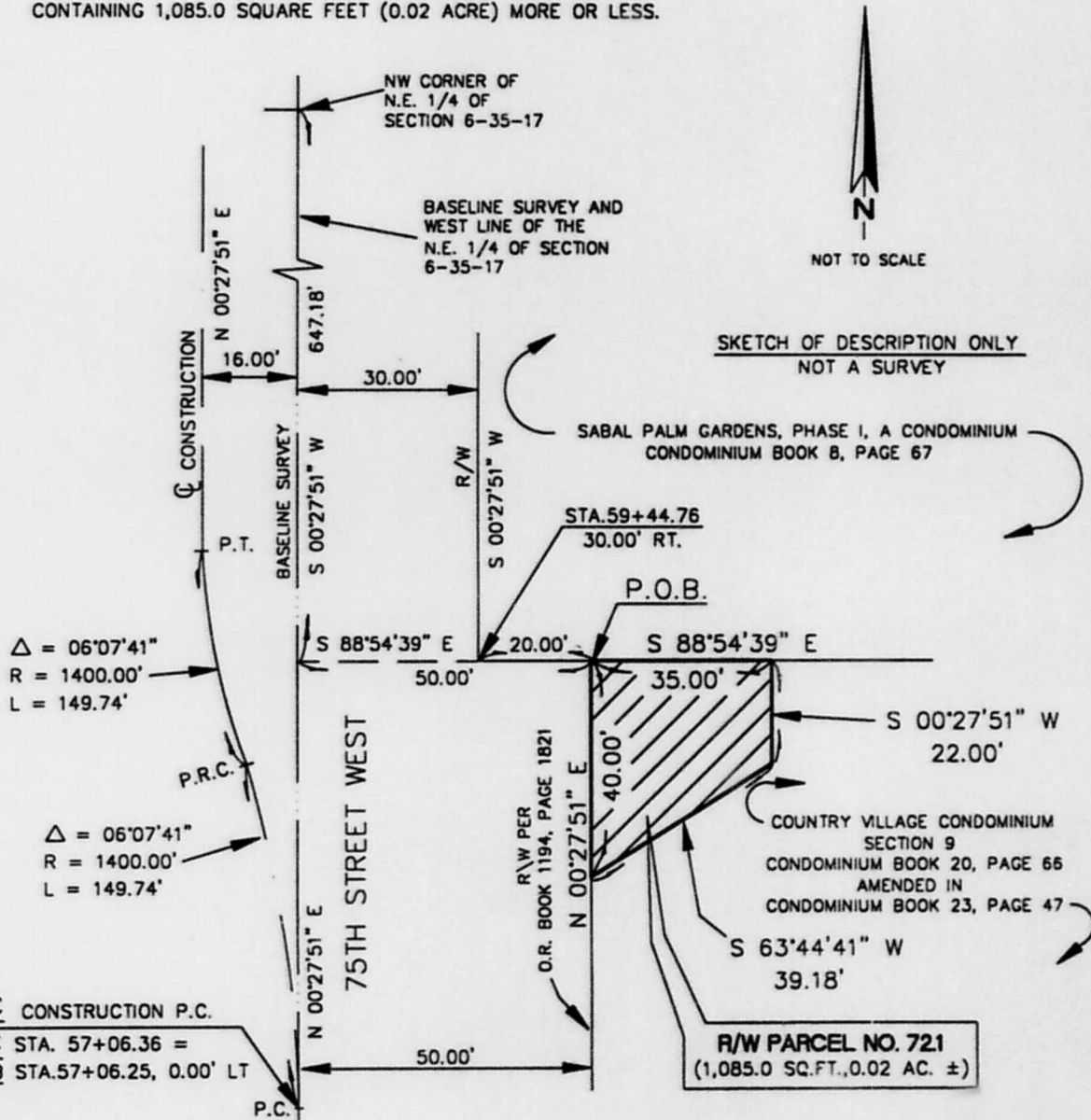
Katrina Prala
NOTARY PUBLIC Signature
Katrina Prala
Printed Name

4/16/96
RECORDED IN OPEN SESSION
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

DESCRIPTION: RIGHT-OF-WAY PARCEL NO. 72.1
(75TH STREET WEST)

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 S., RANGE 17 E.; THENCE S 00°27'51" W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 647.18 FT., TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF "COUNTRY VILLAGE CONDOMINIUM, SECTION 9", AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 20, PAGES 66 THROUGH 69 AND AMENDED IN CONDOMINIUM BOOK 23, PAGE 47, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, (SAME BEING THE WESTERLY EXTENSION OF THE SOUTH LINE OF "SABAL PALM GARDENS, PHASE I", A CONDOMINIUM AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 67 THROUGH 69, AFORESAID PUBLIC RECORDS); THENCE S 88°54'39" E, ALONG SAID WESTERLY EXTENSION OF SAID NORTH LINE, 50.00 FT., TO THE INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY OF 75TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1194, PAGE 1821, AFORESAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE CONTINUE S 88°54'39" E, ALONG THE NORTH LINE OF SAID "COUNTRY VILLAGE CONDOMINIUM, SECTION 9", 35.00 FT.; THENCE S 00°27'51" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 6 AND 85.0 FT. EASTERLY THEREFROM, A DISTANCE OF 22.00 FT.; THENCE S 63°44'41" W, 39.18 FT., TO THE INTERSECTION WITH SAID EXISTING EAST RIGHT-OF-WAY LINE OF 75TH STREET WEST; THENCE N 00°27'51" E, ALONG SAID EAST LINE, 40.00 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 1,085.0 SQUARE FEET (0.02 ACRE) MORE OR LESS.



05-31-94

DATE

JAN L. SKIPPER
 JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATE NO. 3723
 (NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

RIGHT-OF-WAY PARCEL NO. 72.1

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159	
	JOB NUMBER: 3741-4	SCALE NONE
DRAWN BY: WLM	SHEET NUMBER 1 OF 2	

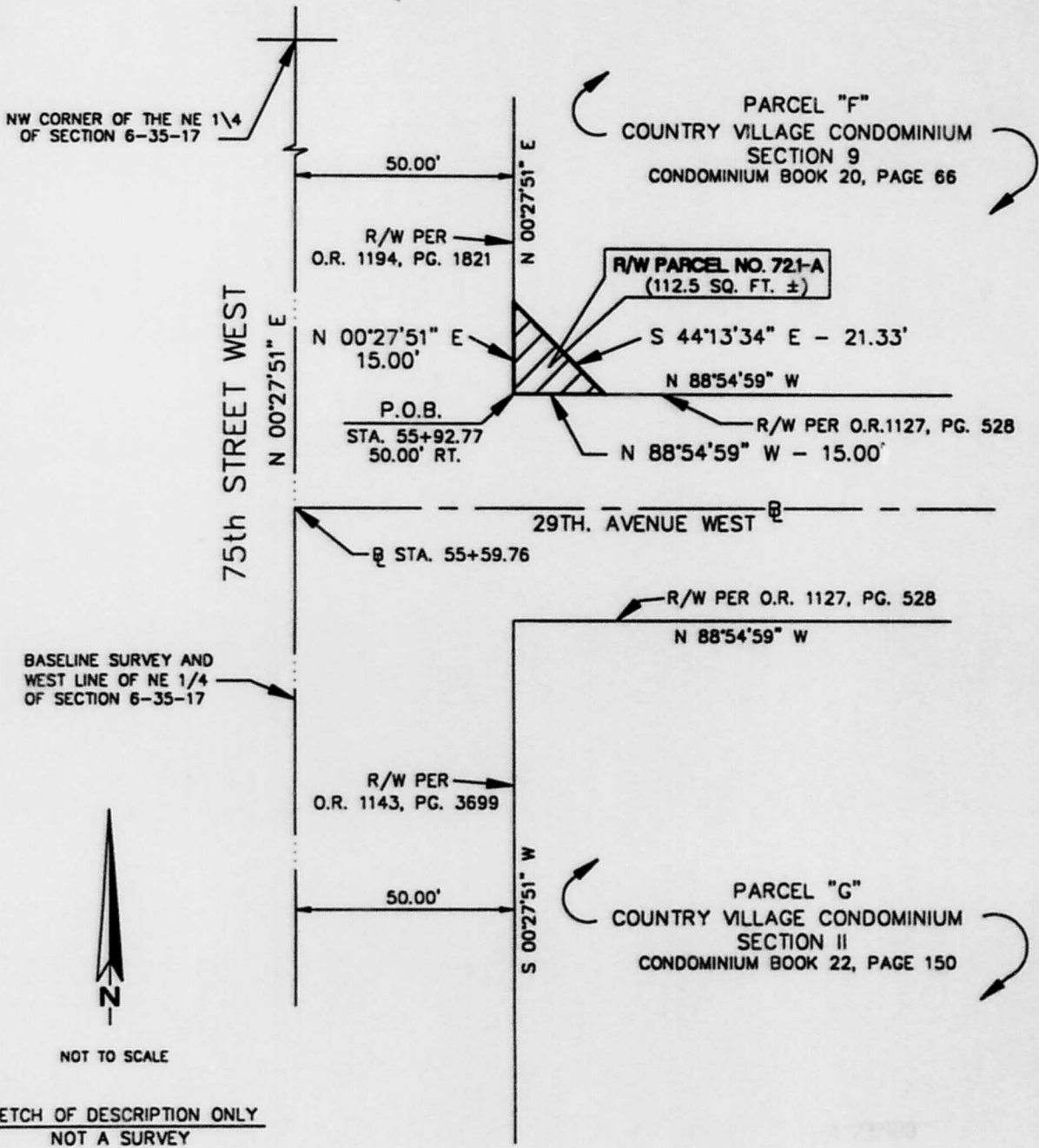
BK 1485 PG 4329 2 of 3

DESCRIPTION: RIGHT-OF-WAY PARCEL 72.1-A
(75TH STREET WEST)

COMMENCE AT THE INTERSECTION OF THE EAST R/W OF 75TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1194, PAGE 1821, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE NORTH R/W OF 29TH AVENUE WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1127, PAGE 528, AFORESAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE N 00°27'51" E, ALONG SAID EAST R/W LINE OF 75TH STREET WEST, A DISTANCE OF 15.00 FT.; THENCE S 44°13'34" E, 21.33 FT., TO THE INTERSECTION WITH SAID NORTH R/W LINE OF 29TH AVENUE WEST; THENCE N 88°54'59" W, ALONG SAID NORTH R/W LINE, 15.00 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 112.5 SQUARE FEET MORE OR LESS.

BK 1485 PG 4330 FILED AND RECORDED 06/22/96 9:18AM J. OF 3
R.B. SHURE CLERK OF CIRCUIT COURT MANATEE COUNTY FL



SKETCH OF DESCRIPTION ONLY
NOT A SURVEY

DATE 05/02/95

[Signature]
JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3723
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

RIGHT-OF-WAY PARCEL NO. 72.1-A

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159	
	JOB NUMBER: <u>3741-4</u>	SCALE <u>NONE</u>
	DRAWN BY: <u>WLM</u>	SHEET NUMBER <u>2 OF 2</u>

Warranty Deed From Corporation

Return to:
Name:
Address:

This instrument prepared by:
Jim Staples, Mgr., Land Acquisition
Public Transportation Department
P.O. Box 1000
Bradenton, Florida 34206

LK 1-05 PG 4331 WITH 903134 1 of 3

Property Appraisers ID#: 51455.5896/0
Grantee(s) S.S.#(s):

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made and executed the 17 day of November A.D. 1995 by COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC., a non-profit corporation existing under the laws of Florida, and having its principal place of business at 2825 72nd ST, West Bradenton, Florida 34209 hereinafter called the grantor, to COUNTY OF MANATEE, a political subdivision of the state of Florida, whose post office address is P.O. Box 1000, Bradenton, Florida 34206 hereinafter called the grantee:

(Whenever 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 grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Manatee County, State of Florida, viz:

See Exhibit "A" attached hereto.

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 grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants 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.

IN WITNESS WHEREOF the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

(CORPORATE SEAL)

COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC. Corporation

BY: Ted Seist President Signature
TED SEIST Printed Name

ATTEST: Charles Curtis Secretary Signature
CHARLES CURTIS Printed Name

Witness Signature
TALBERT CURTIS
Printed Name

Witness Signature
TALBERT CURTIS
Printed Name

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

The foregoing WARRANTY DEED was acknowledged before me this 17th day of November, 1995 by Ted Seist and Charles Curtis (name and title of agent) of COUNTRY VILLAGE OF BRADENTON CONDOMINIUM ASSOCIATION, INC. (name of corporation acknowledging), a Florida (state or place of corporation) corporation, on behalf of the corporation. Who is personally known to me or has KATRINA PRADA as identification.



KATRINA PRADA
NOTARY PUBLIC Signature
Katrina Prada
Printed Name

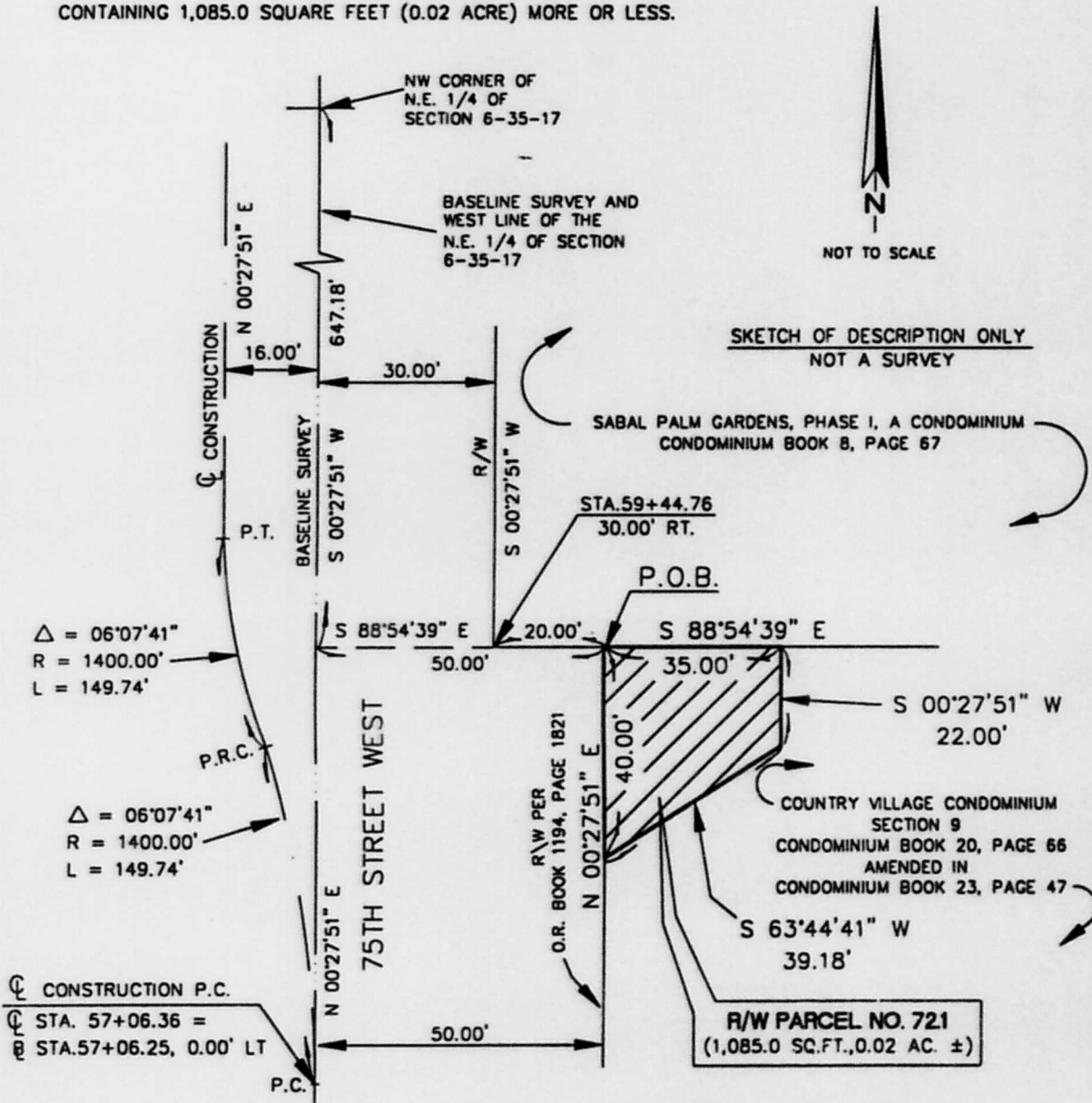
4/16/96
ACCEPTED BY OPEN SESSION
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

DESCRIPTION: RIGHT-OF-WAY PARCEL NO. 72.1
(75TH STREET WEST)

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 35 S., RANGE 17 E.; THENCE S 00°27'51" W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 647.18 FT., TO THE INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF "COUNTRY VILLAGE CONDOMINIUM, SECTION 9", AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 20, PAGES 66 THROUGH 69 AND AMENDED IN CONDOMINIUM BOOK 23, PAGE 47, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, (SAME BEING THE WESTERLY EXTENSION OF THE SOUTH LINE OF "SABAL PALM GARDENS, PHASE I", A CONDOMINIUM AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 8, PAGES 67 THROUGH 69, AFORESAID PUBLIC RECORDS); THENCE S 88°54'39" E, ALONG SAID WESTERLY EXTENSION OF SAID NORTH LINE, 50.00 FT., TO THE INTERSECTION WITH THE EXISTING EAST RIGHT-OF-WAY OF 75TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1194, PAGE 1821, AFORESAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE CONTINUE S 88°54'39" E, ALONG THE NORTH LINE OF SAID "COUNTRY VILLAGE CONDOMINIUM, SECTION 9", 35.00 FT.; THENCE S 00°27'51" W, PARALLEL WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 6 AND 85.0 FT. EASTERLY THEREFROM, A DISTANCE OF 22.00 FT.; THENCE S 63°44'41" W, 39.18 FT., TO THE INTERSECTION WITH SAID EXISTING EAST RIGHT-OF-WAY LINE OF 75TH STREET WEST; THENCE N 00°27'51" E, ALONG SAID EAST LINE, 40.00 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 1,085.0 SQUARE FEET (0.02 ACRE) MORE OR LESS.

BK 1485 PG 4332 2 of 3



05-31-94

DATE

JAN L. SKIPPER
JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3723
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

RIGHT-OF-WAY PARCEL NO. 72.1

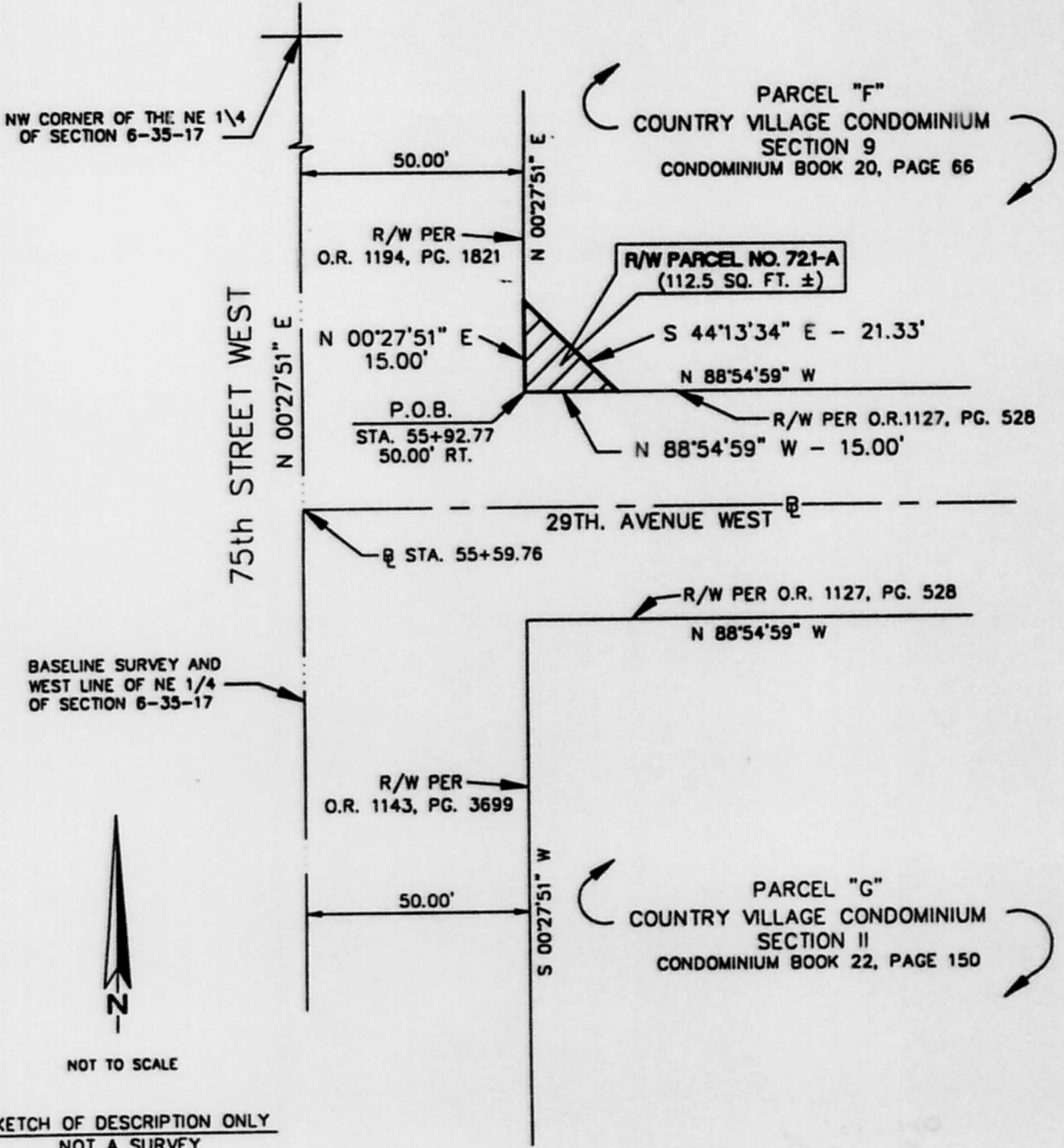
LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159
	JOB NUMBER: 3741-4 SCALE NONE DRAWN BY: WLM SHEET NUMBER 1 OF 2

DESCRIPTION: RIGHT-OF-WAY PARCEL 72.1-A
(75TH STREET WEST)

COMMENCE AT THE INTERSECTION OF THE EAST R/W OF 75TH STREET WEST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1194, PAGE 1821, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE NORTH R/W OF 29TH AVENUE WEST AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1127, PAGE 528, AFORESAID PUBLIC RECORDS, FOR A POINT OF BEGINNING; THENCE N 00°27'51" E, ALONG SAID EAST R/W LINE OF 75TH STREET WEST, A DISTANCE OF 15.00 FT.; THENCE S 44°13'34" E, 21.33 FT., TO THE INTERSECTION WITH SAID NORTH R/W LINE OF 29TH AVENUE WEST; THENCE N 88°54'59" W, ALONG SAID NORTH R/W LINE, 15.00 FT., TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 6, TOWNSHIP 35 S., RANGE 17 E., MANATEE COUNTY, FLORIDA.

CONTAINING 112.5 SQUARE FEET MORE OR LESS.

BK 1405 PG 4333 FILED AND RECORDED 04/22/96 9:18AM J of J
R.B. SHORE CLERK OF CIRCUIT COURT MANATEE COUNTY FL



BASELINE SURVEY AND WEST LINE OF NE 1/4 OF SECTION 6-35-17



NOT TO SCALE

SKETCH OF DESCRIPTION ONLY
NOT A SURVEY

DATE 05/02/95

J. L. Skipper
JAN L. SKIPPER, PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 3723
(NOT VALID UNLESS EMBOSSED BY SURVEYOR'S SEAL)

75th STREET WEST

RIGHT-OF-WAY PARCEL NO. 72.1-A

LOMBARDO & SKIPPER, INC. CONSULTING ENGINEERS, SURVEYORS AND PLANNERS P.O. BOX 188 • 825 4TH STREET WEST PALMETTO, FLORIDA 34221 • (813)722-4561	MANATEE COUNTY PROJECT NO. 3159
	JOB NUMBER: <u>3741-4</u> SCALE <u>NONE</u> DRAWN BY: <u>WLM</u> SHEET NUMBER <u>2 OF 3</u>