

This Document Prepared By and Return to:
Signature Title Company
1310 4th Avenue West
Bradenton, FL 34205
941-747-5775

OR BOOK 02340 PAGES 0262 - 0262
MANATEE COUNTY CLERK COURT
1 PAGES(S)
RECORDED; 5/26/2010 10:50:30



*Doc 910.06
rec. 10.06*

Parcel ID Number: 47039.0000/3

Warranty Deed

This Indenture, Made this **25th** day of **May**, 2010 A.D., **Between**
JAMES E. HALL

of the County of **Manatee**, State of **Florida**, **grantor**, and
MANATEE COUNTY

whose address is: **P.O. Box 1000, Bradenton, FL 34206**

of the County of **Manatee**, State of **Florida**, **grantee**.

Witnesseth that the GRANTOR, for and in consideration of the sum of

-----**TEN DOLLARS (\$10)**----- DOLLARS,
and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Manatee** State of **Florida** to wit:

Lots 12 and 13, SOUTHLAND TERRACE, as per plat thereof recorded in Plat Book 6, page 53, Public Records of Manatee County, Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

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

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby 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, except taxes accruing subsequent to December 31, 2009.

PROPERTY IS NOT HOMESTEAD OF GRANTOR.

and the grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

In Witness Whereof, the grantor has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Owen E. Harris

Printed Name: Owen E. Harris
Witness

James E. Hall
_____ (Seal)

Printed Name: JAMES E. HALL
P.O. Address: P.O. Box 193, Ellenton, FL 34222

Kimberly L. McCullen

Printed Name: Kimberly L. McCullen
Witness

STATE OF **Florida**
COUNTY OF **Manatee**

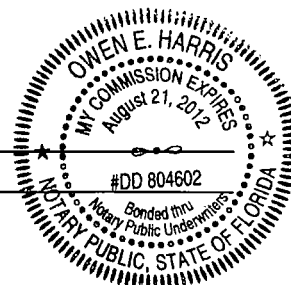
The foregoing instrument was acknowledged before me this **26th** day of **May**, 2010 by
JAMES E. HALL

he is personally known to me or he has produced his **Florida driver's license** as identification.

ACCEPTED IN OPEN SESSION *5/27/2010*
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Owen E. Harris

Printed Name: _____
Notary Public
My Commission Expires: _____



AFFIDAVIT

(NO LIEN)

STATE OF Florida
COUNTY OF Manatee



Before me, the undersigned authority, personally appeared **JAMES E. HALL**

who being by me duly sworn, on oath, deposes and says:

1. That he is _____ the owner(s) of the following described property, to wit:

Lots 12 and 13, SOUTHLAND TERRACE, as per plat thereof recorded in Plat Book 6, page 53, Public Records of Manatee County, Florida.

2. That the above described property is free and clear of all liens, taxes, encumbrances and claims of every kind, nature and description whatsoever, except for mortgage or mortgages, if any, described in the deed given between the parties named herein, and except for real estate and personal property taxes for the year 2010.

3. That within the past 90 days there have been no improvements, alterations, or repairs to the above described property for which the costs thereof remain unpaid, and that within the past 90 days there have been no claims for labor or material furnished for repairing or improving the same, which remain unpaid, except the following:

NONE

4. That there are no mechanic's, materialmen's, or laborer's liens against the above described property.

5. That the personal property contained in the buildings on said property, or on the said premises, and which, if any, is being sold to the purchaser(s) mentioned below, is also free and clear of all liens, encumbrances, claims and demands whatsoever.

6. That affiant(s), in the operation of said building and property, complied in all respects with the SALES TAX LAW of the State of Florida.

7. That there are no violations of Municipal Ordinances pertaining to the above described property.

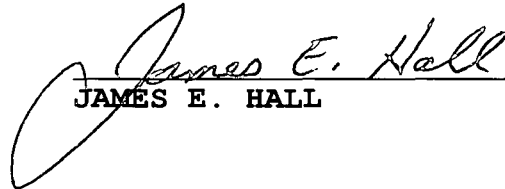
8. That this affidavit is made for the purpose of inducing **MANATEE COUNTY**

to purchase said property from affiant(s): **JAMES E. HALL**

9. Affiant(s) agree(s) that in the event the current real estate and personal property taxes vary in amount from the figures used in making the prorations had in closing the transfer and conveyance of the above described property to said purchaser(s) then a new proration and a correct and proper adjustment will be made upon demand.

10. That no judgment or decree has been entered in any court of this state or the United States against said affiant(s), and which remains unsatisfied.

11. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant(s) further certify that they have read, or have heard read to them, the full facts of this affidavit, and understand its context.

 _____ (SEAL)
JAMES E. HALL

STATE OF Florida
COUNTY OF Manatee

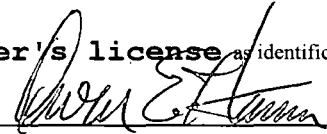
Sworn to and subscribed before me this

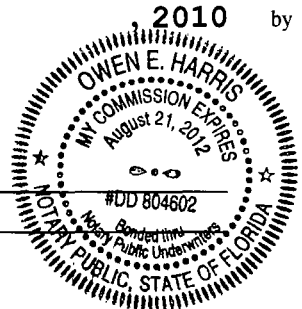
26th day of **May**, 2010 by

JAMES E. HALL

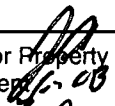

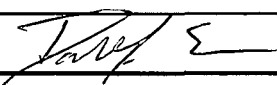
he is personally known to me or he has produced his **Florida driver's license** as identification.

ACCEPTED IN OPEN SESSION July 27, 2010
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY


Printed Name: _____
Notary Public
My Commission Expires: _____



**MANATEE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT	James E. Hall property purchase located at 2907 12 th Street Court East	TYPE AGENDA ITEM	Consent
DATE REQUESTED	July 27, 2010	DATE SUBMITTED/REVISED	July 1, 2010
BRIEFINGS? Who?	N/A	CONSEQUENCES IF DEFERRED	N/A
DEPARTMENT/DIVISION	Property Management/Property Acquisition	AUTHORIZED BY TITLE	Charlie Bishop, Director Property Management Department 
CONTACT PERSON TELEPHONE/EXTENSION	Paul Johnson/6284	PRESENTER/TITLE TELEPHONE/EXTENSION	Joaquin Servia, Division Manager Property Acquisition/Extension 3021 
ADMINISTRATIVE APPROVAL			
ACTION DESIRED INDICATE WHETHER 1) REPORT; 2) DISCUSSION; 3) FORM OF MOTION; OR 4) OTHER ACTION REQUIRED			
Acceptance of Warranty Deed for a .5-acre parcel owned by James Hall, located at 2907 12 th Street East. Authorization to record Affidavit from James Hall.			
ENABLING/REGULATING AUTHORITY Federal/State law(s), administrative ruling(s), Manatee County Comp Plan/Land Development Code, ordinances, resolutions, policy			
Florida Statutes 125.01 (1) & (2) and 125.355.			
BACKGROUND/DISCUSSION			
<ul style="list-style-type: none"> • The County was contacted by the listing agent, Tom Tengerdy with Realty One, to see if there would be interest in purchasing the property located at 2907 12th Street East. • Purchase was recommended by Public Works Department. The property will be shared by Maintenance and Traffic Operations. • On April 27, 2010, the BCC executed a Contract for Sale and Purchase for a Warranty Deed of the .5 acre parcel in the amount of \$130,000. • On May 26, 2010, a closing was held with Signature Title Company. As part of their closing process, the Warranty Deed was recorded in OR Book 02340, Page 0262, PRMCF. • The conveyance documents are hereby presented for acceptance and recording by the BCC. APPROVED IN OPEN SESSION 			
COUNTY ATTORNEY REVIEW		JUL 27 2010	
Check appropriate box	BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY, FLORIDA		
<input type="checkbox"/>	REVIEWED Written Comments: <input type="checkbox"/> Attached <input type="checkbox"/> Available from Attorney (Attorney's initials: _____)		
<input type="checkbox"/>	NOT REVIEWED (No apparent legal issues.)		
<input checked="" type="checkbox"/>	NOT REVIEWED (Utilizes exact form or procedure previously approved by CAO.)		
<input type="checkbox"/>	OTHER		
ATTACHMENTS: (List in order as attached)		INSTRUCTIONS TO BOARD RECORDS:	

1) Warranty Deed 2) Affidavit 3) Location Map		Notification of document acceptance and recording to Paul Johnson, ext 6284, Property Acquisition, Property Management Department. CCC Charge Account # AR300026 Project Management.	
COST:	\$20.00 (recording fee)	SOURCE (ACCT # & NAME):	101-0020505-56100-0020505-003 James E. Hall
COMMENTS:	N/A	AMT./FREQ. OF RECURRING COSTS: (ATTACH FISCAL IMPACT STATEMENT)	N/A

**MANATEE COUNTY
OWNED PROPERTY**

SITE
James E. Hall
2907 12th Street Court East



30TH AVE E

29TH AVE E

DISTRICT #2
Commissioner: Dr. Gwendolyn Y. Brown