

This Document Prepared By and Return to:

Signature Title Company  
1310 4th Avenue West  
Bradenton, Florida 34205  
(941) 747-5775 • FAX 747-5673

AY# 700003  
i pc 12 31  
Dic # 1,113.70

Parcel ID Number: 15462.1035/9

# Warranty Deed

This Indenture, Made this 10th day of December, 2012 A.D. Between  
STEPHANIE GROBLESKI, a married woman

of the County of Manatee, State of Florida, grantor, and  
MANATEE COUNTY, a Political Subdivision of the State of Florida

whose address is: PO 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.

SEE EXHIBIT "A"

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, 2012.

The Grantor covenants that the property conveyed herein is not her  
homestead and that she resides at 3304 42nd Street East, Bradenton,  
FL 34208.

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 her 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

*Stephanie Grobleski* (Seal)  
STEPHANIE GROBLESKI  
P.O. Address: PO BOX 1404, Oneco, FL 34264

*Kimberly McCullen*  
Printed Name: Kimberly McCullen  
Witness

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 10th day of December, 2012 by  
STEPHANIE GROBLESKI, a married woman

who has produced her Florida driver's license as identification


*Owen E. Harris*  
Printed Name:  
Notary Public  
My Commission Expires:  


EXHIBIT "A"

Commence at the Northeast corner of the SE 1/4 of the SE 1/4 of Section 5, Township 35 South, Range 18 East, Manatee County, Florida; thence S 00°17'55" W, along the East line of said SE 1/4 of the SE 1/4, a distance of 25.00 feet to a point on the South right-of-way line of 38th Avenue East (Elwood Park Road); thence West, along said South right-of-way line, a distance of 246.00 feet for a POINT OF BEGINNING; thence continue West, along said South right-of-way line, a distance of 110.00 feet; thence S 00°28'22" W, 511.00 feet; thence S 89°59'54" E, 357.55 feet to a point on the aforementioned East line of the SE 1/4 of the SE 1/4 of Section 5; thence N 00°17'55" E, along said East line, a distance of 311.00 feet; thence West 246.61 feet; thence N 00°28'22" E, 200.00 feet to the POINT OF BEGINNING.

Subject to an easement for ingress and egress over the East 35 feet thereof.

TOGETHER WITH an easement for ingress and egress over the East 35 feet of the following described property:

Commence at the Northeast corner of the SE 1/4 of the SE 1/4 of Section 5, Township 35 South, Range 18 East, Manatee County, Florida; thence S 00°17'55" W, along the East line of said SE 1/4 of the SE 1/4, a distance of 25.00 feet to a point on the South right-of-way line of 38th Avenue East (Elwood Park Road), said point being the POINT OF BEGINNING; thence West, along said South right-of-way line, a distance of 246.00 feet; thence S 00°28'22" W, 200.00 feet; thence East, 246.61 feet to a point on the aforementioned East line of the SE 1/4 of the SE 1/4 of Section 5; thence N 00°17'55" E, along said East line, a distance of 200.00 feet to the POINT OF BEGINNING.

# AFFIDAVIT

(NO LIEN)

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



Before me, the undersigned authority, personally appeared  
**STEPHANIE GROBLESKI, a married woman**

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

1. That she is \_\_\_\_\_ the owner(s) of the following described property, to wit:  
**SEE EXHIBIT "A"**

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 2012.

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.

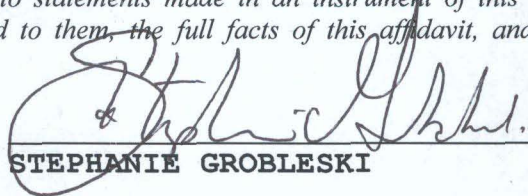
8. That this affidavit is made for the purpose of inducing  
**MANATEE COUNTY, a Political Subdivision of the State of Florida**

to purchase said property from affiant(s): **STEPHANIE GROBLESKI, a married woman**

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.

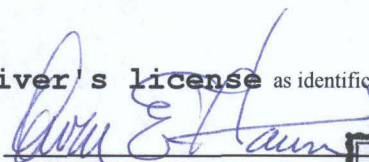
11. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature. Affiant(s) further certify that they have read, or have heard read to them,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

 (SEAL)  
**STEPHANIE GROBLESKI**

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

Sworn to and subscribed before me this 10th day of December, 2012 by  
**STEPHANIE GROBLESKI, a married woman**

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



Printed Name:  
Notary Public  
My Commission Expires:



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Clerk of the Circuit Court - Manatee County  
R.B. "Chips" Shore  
P.O. Box 25400 Bradenton FL 34206  
Visit our website: "www.manateeclerk.com"

INVOICE

MAN CO PROPERTY MGT  
ATTN: VICKI JARRATT

RECEIPT  
#1 of #1

001.133000

AR PAYOR: AR700003 GOMC Book# 2456 Page# 854  
DOC TYPE: AFF CALC AMOUNT: \$0.00  
PAGES: 2 FILE# 003111935  
Receipt: 450028798 1/31/13 9:20AM By: AS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
R	RECORDING TRUST	199	000000341150	0	1.50
R	RECORDING FEES	001	000000341100	0	9.00
R	CLERK CT TECH FUND	199	000000341160	0	3.80
R	FL ASSOC COURT CLERK	001	000000208911	0	0.20
R	BD OF COUNTY COMM	001	000000208912	0	4.00



RECEIPT TOTAL: \$18.50  
GRAND TOTAL: \$18.50

Receipt#  
450028798 thru 450028798

OFFICE HOURS \*\*\*\*\*8:30 AM - 5:00 PM  
"Pride in Service with a Vision to the Future"

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"Pride in Service with a Vision to the Future"

REVISED January 29, 2013 Regular Meeting  
Agenda Item #27

**APPROVED** in Open Session  
Manatee County Board of County Commissioners

Subject

Stephanie Grobleski acquisition for 44th Avenue East (30th Street East to 45th Street East) Road Right of Way Improvement Project

Briefings

None

Contact and/or Presenter Information

Paul Johnson, Property Management, Ext. 6284

Joaquin Servia, Division Manager, Property Management, Ext. 3021

Action Requested

Acceptance of a Warranty Deed from Stephanie Grobleski.

Authorization to record Affidavit from Stephanie Grobleski.

Enabling/Regulating Authority

Section 73.015, Florida Statutes

Background Discussion

- The original 44th Avenue East Road Right of Way Improvement Project was approved in the FY 1994/1995 CIP on February 25, 1994 and reapproved in FY 2009/2010 CIP on September 15, 2009, Resolution R-09-219.
- On November 27, 2012, the BCC executed a Contract for Sale and Purchase for a Warranty Deed of Parcel #123 from Stephanie Grobleski, located at 4008 39th Street East in the amount of \$159,076.60.
- On December 10, 2012, a closing was held at Signature Title Company. As part of their closing process, the Warranty Deed was recorded in OR Book 2448, Page 7118.
- The conveyance documents are hereby presented for acceptance and/or recording.

County Attorney Review

Not Reviewed (Utilizes exact document or procedure approved within the last 18 months)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Notification of document acceptance and/or recording to Paul Johnson, ext. 6284, Property Acquisition, Property Management Department. [Sent Via Email 1/31/13 \(vj\)](#)

Cost and Funds Source Account Number and Name

\$18.50 (Recording Fee) 335-6071160 44th Avenue East (30th-45th Street East) Road Right of Way Improvement Project

Amount and Frequency of Recurring Costs

N/A

Attachment: [Grobleski recorded deed .pdf](#)

Attachment: [Grobleski Map .pdf](#)

Attachment: [Grobleski recorded Affidavit .pdf](#)

**Parcel #123  
Stephanie  
Grobleski**

**38 AVE E**

**37 STE**



**44<sup>th</sup> Avenue East  
30<sup>th</sup> Street East to 45<sup>th</sup> Street East  
4008 39<sup>th</sup> Street East  
ID#1546210359  
Section 5, Township 35 S, Range 18 E  
Commissioners: Vanessa Baugh, Robin DiSabatino**