

This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206

Project #6074870
Parcel #810
ID #54584.0000/8



=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

UTILITY EASEMENT

THIS INDENTURE, made this 16 day of JANUARY, 2013, between **RED BARN GUNSHOP, LLC**, a **Florida** limited liability company, its successors and assign, whose mailing address is **6900 Country Lake Circle, Sarasota, Florida 34243**, as Grantor, and **COUNTY OF MANATEE**, a Political Subdivision of the State of Florida, with its mailing address being P.O. Box 1000, Bradenton, Florida 34206, as Grantee.

WITNESSETH

That said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto said Grantee, *a non-exclusive access easement to the public for ingress, egress, construction, installation, maintenance and operation of public utility facilities* through and across the following described property situate in the County of Manatee, State of Florida, more particularly described as follows:

See legal description identified as Exhibit "A" attached hereto.

This is a non-exclusive utility easement with the Grantor reserving unto itself, its heirs, successors, or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes, which are not inconsistent with the rights granted herein unto the Grantee. Work shall be performed in such a manner that existing improvements will be left in same or like condition. All costs associated with this project are the responsibility of Manatee County.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

Lawrence L. Hawk
Witness

LAWRENCE L. HAWK
Printed Name

William C. Pearce
Witness

WILLIAM C. PEARCE
Printed Name

(Signature of two witnesses required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

RED BARN GUNSHOP, LLC
a Florida limited liability company

Roger McManaman
Managing Member

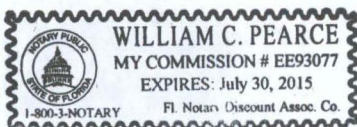
ROGER MCMANAMAN
Printed Name

ACCEPTED IN OPEN SESSION

FEB 26 2013

**BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA**

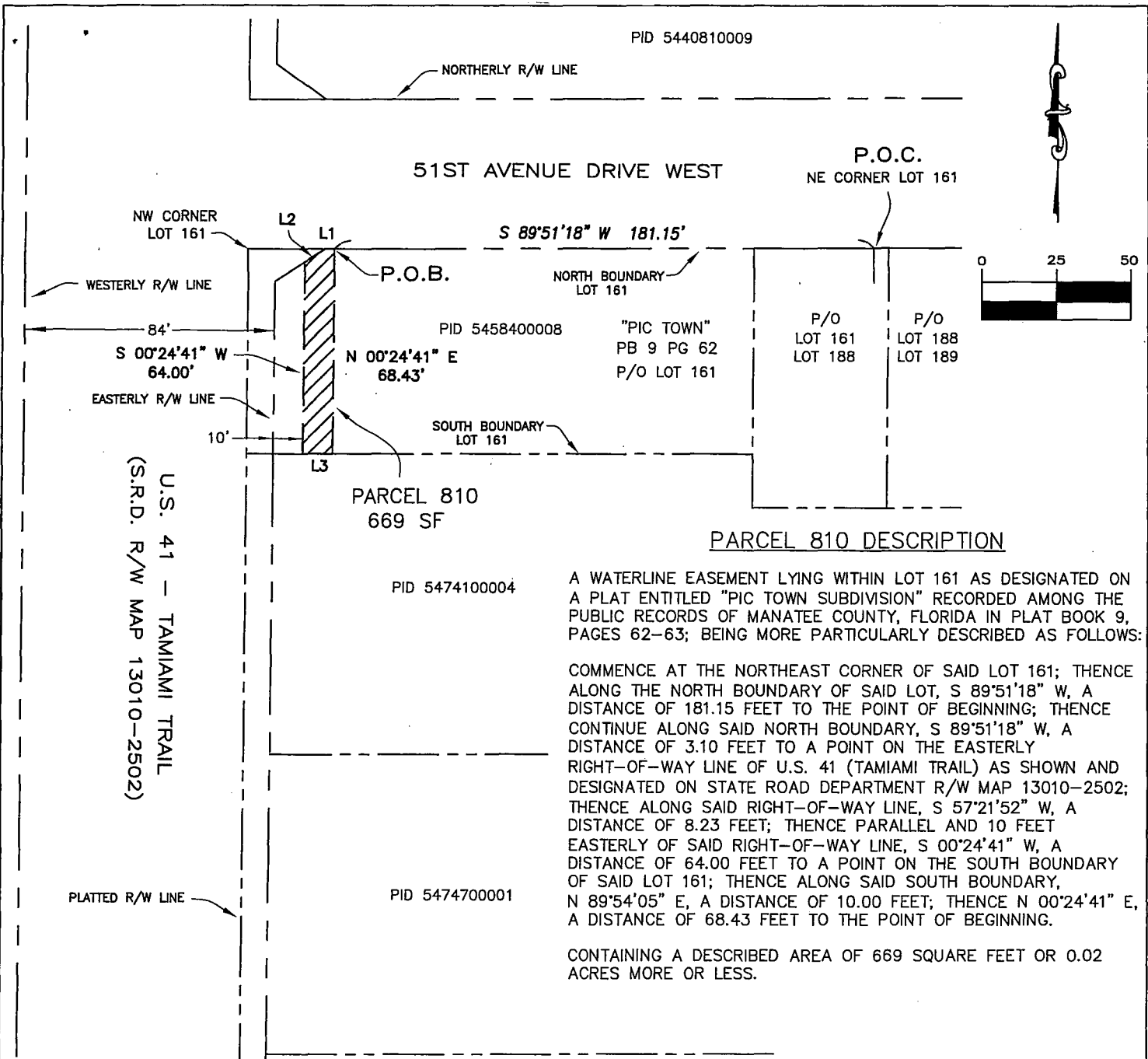
The foregoing instrument was acknowledged before me this 16th day of JANUARY, 2013 by ROGER MCMANAMAN, Managing Member of **RED BARN GUNSHOP, LLC**, a **Florida** limited liability company, on behalf of the company, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification.



William C. Pearce
NOTARY PUBLIC Signature

WILLIAM C. PEARCE
Printed Name

EXHIBIT "A"



PARCEL 810 DESCRIPTION

A WATERLINE EASEMENT LYING WITHIN LOT 161 AS DESIGNATED ON A PLAT ENTITLED "PIC TOWN SUBDIVISION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 9, PAGES 62-63; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 161; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT, S 89°51'18" W, A DISTANCE OF 181.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S 89°51'18" W, A DISTANCE OF 3.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL) AS SHOWN AND DESIGNATED ON STATE ROAD DEPARTMENT R/W MAP 13010-2502; THENCE ALONG SAID RIGHT-OF-WAY LINE, S 57°21'52" W, A DISTANCE OF 8.23 FEET; THENCE PARALLEL AND 10 FEET EASTERLY OF SAID RIGHT-OF-WAY LINE, S 00°24'41" W, A DISTANCE OF 64.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 161; THENCE ALONG SAID SOUTH BOUNDARY, N 89°54'05" E, A DISTANCE OF 10.00 FEET; THENCE N 00°24'41" E, A DISTANCE OF 68.43 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 669 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- S.R.D. STATE ROAD DEPARTMENT
- PB PLAT BOOK
- PG PAGE
- PID PARCEL IDENTIFICATION
- P/O PART OF
- SF SQUARE FEET
- WATERLINE EASEMENT

LINE TABLE

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NOTES

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2. BEARINGS ARE BASED ON A PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA WEST ZONE (NAD 83/07 ADJUSTMENT).

RUSSELL P. HYATT, P.S.M.
 Florida Surveyor's Reg'n. No. LS 5303
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**PARCEL 810
 WATERLINE EASEMENT
 MANATEE COUNTY, FLORIDA**

Hyatt Survey Services, Inc.
 Geographic Data Specialists
 LB No.: 7203
 11007 8th Avenue East Bradenton, Florida 34212
 Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER 09-1459-1	SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST	SCALE 1"=50'	DATE 10/2011	DRAWN BY CBW	FILE NAME PARCEL 810.DWG	SHEET 1 OF 1
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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 PROJECT MGT
QUANTANA

RECEIPT
#1 of #1

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AR PAYOR: AR700013 GOMC Book# 2460 Page# 2524

DOC TYPE: EAS CALC AMOUNT: \$0.00
PAGES: 2 FILE# 003122090

Receipt: 430220608 2/27/13 3:58PM By: FGERNs

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
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#
430220608 thru 430220608

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This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34206



PROJECT #6074870
PARCEL #810
ID # 54584.0000/8

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JOINDER

WHEREAS, 1ST MANATEE BANK ("ENCUMBRANCER"), whose mailing address is **12215 US Highway 301 North, Parrish, Florida 34219**, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain mortgage dated the **21st** day of **August, 2009**, and recorded in Official Records Book **2310**, Page **671**, of the Public Records of Manatee County, Florida, covering the hereinafter described real property, and

WHEREAS, Mortgagee hereby joins in the conveyance to **MANATEE COUNTY**, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206 of the Easement and Right-of-Way of the following described real property located in Manatee County, Florida, to wit:

See legal description identified as Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Mortgagee has caused this Joinder to be duly executed this 4th day of February, 2013.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

1ST MANATEE BANK

[Signature]
Witness Signature
Kristine M. Moltchan
Printed Name

BY: [Signature]
President Signature
THOMAS L. HODGSON
Printed Name

[Signature]
Witness Signature
John Schmitt
Printed Name

ATTEST: [Signature]
Secretary Signature
BRIAN WATTERSON
Printed Name
ACCEPTED IN OPEN SESSION

(Signature of two witnesses or secretary required by law)

FEB 26 2013

STATE OF Florida
COUNTY OF manatee

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

The foregoing instrument was acknowledged before me this 4th day of February, 2013, by Thomas L. Hodgson President (name and title of agent) of **1ST MANATEE BANK**, a Florida (state or place of corporation) corporation, on behalf of the corporation, who is personally known to me or has produced _____ as identification.



[Signature]
NOTARY PUBLIC Signature
Kristine M. Moltchan
Printed Name

PID 5440810009

NORTHERLY R/W LINE

51ST AVENUE DRIVE WEST

P.O.C.

NE CORNER LOT 161

NW CORNER LOT 161

WESTERLY R/W LINE

S 00°24'41" W
64.00'

EASTERLY R/W LINE

10'

U.S. 41 - TAMAMI TRAIL
(S.R.D. R/W MAP 13010-2502)

PLATTED R/W LINE



P.O.B.

S 89°51'18" W 181.15'

NORTH BOUNDARY LOT 161

PID 5458400008

"PIC TOWN"
PB 9 PG 62
P/O LOT 161

N 00°24'41" E
68.43'

SOUTH BOUNDARY LOT 161

PARCEL 810
669 SF

PID 5474100004

A WATERLINE EASEMENT LYING WITHIN LOT 161 AS DESIGNATED ON A PLAT ENTITLED "PIC TOWN SUBDIVISION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 9, PAGES 62-63; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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PARCEL 810 DESCRIPTION

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- P/O PART OF
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WATERLINE EASEMENT

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RUSSELL P. HYATT, P.S.M.

Florida Surveyor's Reg'n. No. LS 5303

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARCEL 810
WATERLINE EASEMENT
MANATEE COUNTY, FLORIDA

Hyatt Survey Services, Inc.

LB No.: 7203

Geographic Data Specialists

11007 8th Avenue East Bradenton, Florida 34212

Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER
09-1459-1

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST

SCALE
1"=50'

DATE
10/2011

DRAWN BY
CBW

FILE NAME
PARCEL 810.DWG

SHEET
1 OF 1

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R.B."Chips" Shore
P.O. Box 25400 Bradenton FL 34206
Visit our website: "www.manateeclerk.com"

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#1 of #1

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AR PAYOR: AR700013 GOMC Book# 2460 Page# 2522
DOC TYPE: NOT CALC AMOUNT: \$0.00
PAGES: 2 FILE# 003122089
Receipt: 430220607 2/27/13 3:58PM

By: FGERNs

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEs
R	RECORDING TRUST	199	000000341150	0	1.50
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RECEIPT TOTAL: \$18.50
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Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206

Project #6074870
Parcel #810
ID #54584.0000/8



-----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 ROGER MCMANAMAN, as Manager of RED BARN GUNSHOP, LLC, a Florida limited liability company, whose mailing address is 6900 Country Lake Circle, Sarasota, Florida 34243, 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 description 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:

Mortgage in favor of 1st Manatee Bank, dated August 21, 2009, recorded in OR Book 2310, Page 671, Public Records of Manatee County, Florida.

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.

ACCEPTED IN OPEN SESSION

FEB 26 2013

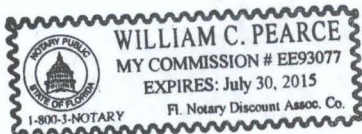
**BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA**

RED BARN GUNSHOP, LLC.
a Florida limited liability company

By: [Signature]
Managing Member

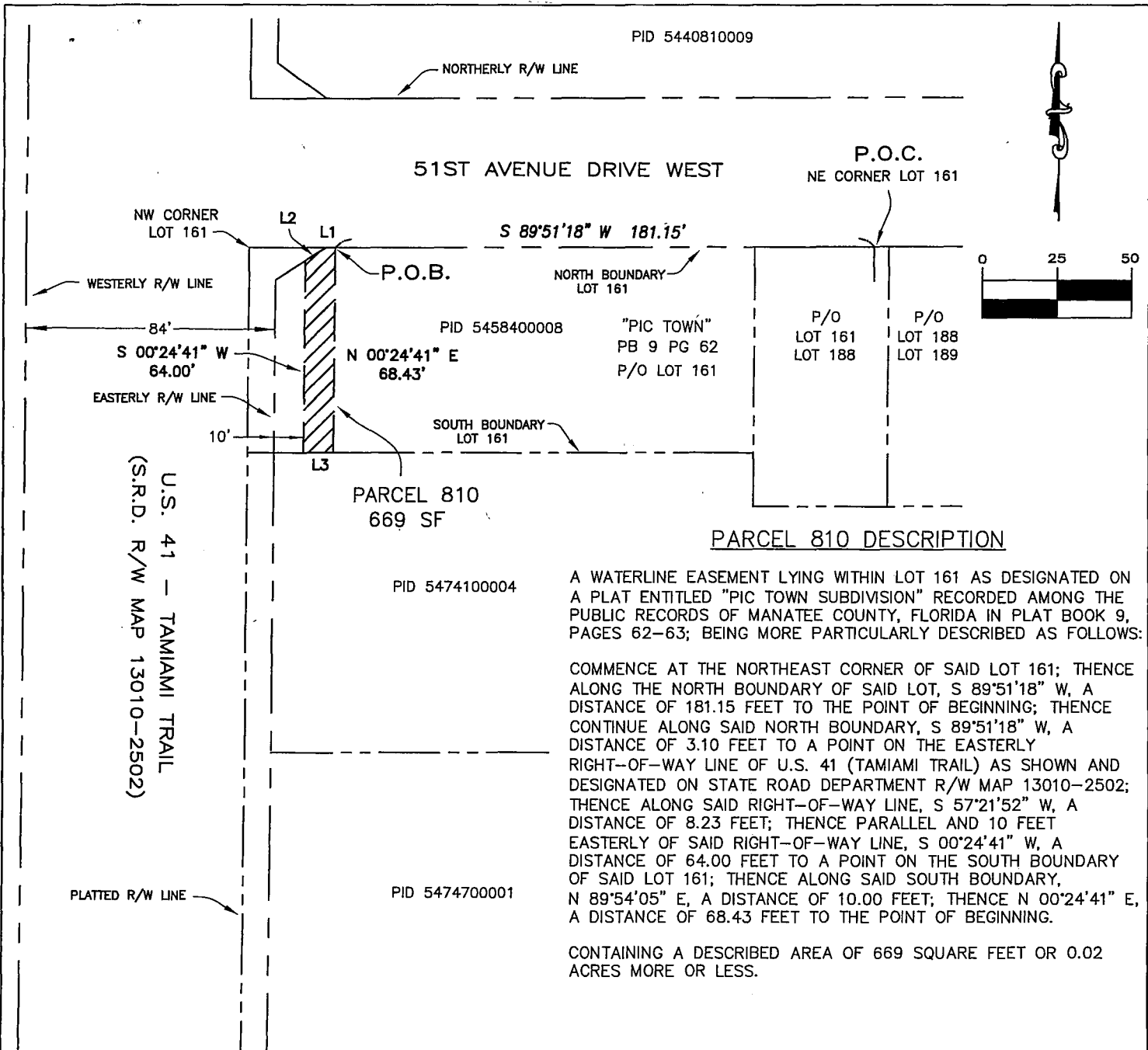
ROGER MCMANAMAN
Printed Name

SWORN to (or affirmed) and subscribed before me this 16th day of JANUARY, 2013, by ROGER MCMANAMAN as Manager of RED BARN GUNSHOP, LLC., a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.



[Signature]
NOTARY PUBLIC Signature
WILLIAM C. PEARCE
Printed Name

EXHIBIT "A"



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AR PAYOR: AR700013 GOMC Book# 2460 Page# 2515
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 2 FILE# 003122085
Receipt: 430220606 2/27/13 3:57PM By: FGERNS

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REVISED February 26, 2013, Regular Meeting
Agenda Item #17

Subject

Pic Town Estates Water Lines Phase 1 Project

Briefings

None

Contact and/or Presenter Information

Bill Pearce / extension 6281

Joaquin Servia, Manager, Property Acquisition, extension 3021

APPROVED in Open Session
February 26, 2013
Manatee County Board of County
Commissioners

Action Requested

Acceptance of, authorization to record, a Utility Easement from Red Barn Gunshop, LLC., identified as parcel 810, being a portion of the Pic Town Estates Waterline Project.

Authorization to record Affidavit of Ownership and Encumbrances from Red Barn Gunshop, LLC.

Authorization to record Joinder from 1st Manatee Bank.

Enabling/Regulating Authority

Florida Statute 125 - County Government

Background Discussion

- The Pic Town Waterline Replacement Project was approved in the FY 2009-2014 CIP.
- Parcel 810 contains a 669 square foot easement for constructing and maintaining a new water line in the front of the property. It will replace the existing water line at the rear of the property.
- The owner conveyed the Utility Easement at no cost to the County.
- The aforementioned documents are hereby presented to the BCC for acceptance and 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

Please notify Bill Pearce, Property Acquisition Division, Property Management Department, at extension 6281 regarding recording information.

2/28/13 QA emailed documents to Bill Pearce

Cost and Funds Source Account Number and Name

CCC Charge Account#700013 Project Management; \$55.50 (Recording Fees); Project #6074870-561000-6074870-0003; Pic Town Water Line Replacement Project

Amount and Frequency of Recurring Costs

N/A

Attachment: [redbarnutilityeasement.pdf](#)

Attachment: [redbarnaffidavit.pdf](#)

Attachment: [redbarnjoinder.pdf](#)

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Property Management Department
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UTILITY EASEMENT

THIS INDENTURE, made this 16 day of JANUARY, 2013, between **RED BARN GUNSHOP, LLC**, a Florida limited liability company, its successors and assign, whose mailing address is **6900 Country Lake Circle, Sarasota, Florida 34243**, as Grantor, and **COUNTY OF MANATEE**, a Political Subdivision of the State of Florida, with its mailing address being P.O. Box 1000, Bradenton, Florida 34206, as Grantee.

WITNESSETH

That said Grantor, for and in consideration of the sum of \$1.00 and other valuable consideration in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred, and by these presents does grant, bargain, sell and transfer unto said Grantee, *a non-exclusive access easement to the public for ingress, egress, construction, installation, maintenance and operation of public utility facilities* through and across the following described property situate in the County of Manatee, State of Florida, more particularly described as follows:

See legal description identified as Exhibit "A" attached hereto.

This is a non-exclusive utility easement with the Grantor reserving unto itself, its heirs, successors, or assigns, the right to the continued free use and enjoyment of the property herein described, for any purposes, which are not inconsistent with the rights granted herein unto the Grantee. Work shall be performed in such a manner that existing improvements will be left in same or like condition. All costs associated with this project are the responsibility of Manatee County.

IN WITNESS WHEREOF, Grantor has hereunto set his hand and seal, the day and year above written.

Signed, sealed, and delivered in the presence of:

RED BARN GUNSHOP, LLC
a Florida limited liability company

Lawrence L. Hawk

Roger McManaman

Witness
LAWRENCE L. HAWK

Managing Member
ROGER McMANAMAN

Printed Name
W. C. Pearce

Printed Name

Witness
WILLIAM C. PEARCE

Printed Name

(Signature of two witnesses required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 16th day of JANUARY, 2013 by ROGER McMANAMAN, Managing Member of **RED BARN GUNSHOP, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced FLORIDA DRIVER'S LICENSE as identification.

W. C. Pearce

NOTARY PUBLIC Signature
William C. Pearce

Printed Name

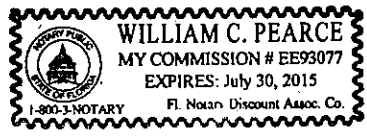


EXHIBIT "A"

PID 5440810009

NORTHERLY R/W LINE

51ST AVENUE DRIVE WEST

P.O.C.
NE CORNER LOT 161

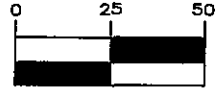
NW CORNER
LOT 161

S 89°51'18" W 181.15'

WESTERLY R/W LINE

P.O.B.

NORTH BOUNDARY
LOT 161



S 00°24'41" W
64.00'

N 00°24'41" E
68.43'

PID 5458400008

"PIC TOWN"
PB 9 PG 62
P/O LOT 161

P/O
LOT 161
LOT 188

P/O
LOT 188
LOT 189

EASTERLY R/W LINE

10'

SOUTH BOUNDARY
LOT 161

U.S. 41 - TAMAMI TRAIL
(S.R.D. R/W MAP 13010-2502)

PARCEL 810
669 SF

PARCEL 810 DESCRIPTION

PID 5474100004

A WATERLINE EASEMENT LYING WITHIN LOT 161 AS DESIGNATED ON A PLAT ENTITLED "PIC TOWN SUBDIVISION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 9, PAGES 62-63; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 161; THENCE ALONG THE NORTH BOUNDARY OF SAID LOT, S 89°51'18" W, A DISTANCE OF 181.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH BOUNDARY, S 89°51'18" W, A DISTANCE OF 3.10 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL) AS SHOWN AND DESIGNATED ON STATE ROAD DEPARTMENT R/W MAP 13010-2502; THENCE ALONG SAID RIGHT-OF-WAY LINE, S 57°21'52" W, A DISTANCE OF 8.23 FEET; THENCE PARALLEL AND 10 FEET EASTERLY OF SAID RIGHT-OF-WAY LINE, S 00°24'41" W, A DISTANCE OF 64.00 FEET TO A POINT ON THE SOUTH BOUNDARY OF SAID LOT 161; THENCE ALONG SAID SOUTH BOUNDARY, N 89°54'05" E, A DISTANCE OF 10.00 FEET; THENCE N 00°24'41" E, A DISTANCE OF 68.43 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 669 SQUARE FEET OR 0.02 ACRES MORE OR LESS.

PID 5474700001

PLATTED R/W LINE

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT-OF-WAY
- S.R.D. STATE ROAD DEPARTMENT
- PB PLAT BOOK
- PG PAGE
- PID PARCEL IDENTIFICATION
- P/O PART OF
- SF SQUARE FEET



WATERLINE EASEMENT

LINE TABLE

L1	S 89°51'18" W	3.10'
L2	S 57°21'52" W	8.23'
L3	N 89°54'05" E	10.00'

NOTES

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON A PROJECTION OF THE STATE PLANE COORDINATE SYSTEM OF FLORIDA WEST ZONE (NAD 83/07 ADJUSTMENT).

RUSSELL P. HYATT, P.S.M.
Florida Surveyor's Reg'n. No. LS 5303
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PARCEL 810
WATERLINE EASEMENT
MANATEE COUNTY, FLORIDA

Hyatt Survey Services, Inc.

Geographic Data Specialists
LB No.: 7203
11007 8th Avenue East Bradenton, Florida 34212
Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER
09-1459-1

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST

SCALE
1"=50'

DATE
10/2011

DRAWN BY
CBW

FILE NAME
PARCEL 810.DWG

SHEET
1 OF 1

This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
P.O. Box 1000
Bradenton, Florida 34206

Project #6074870
Parcel #810
ID #54584.0000/8

=====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 ROGER MCMANAMAN, as Manager of RED BARN GUNSHOP, LLC, a Florida limited liability company, whose mailing address is 6900 Country Lake Circle, Sarasota, Florida 34243, 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 description 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:

Mortgage in favor of 1st Manatee Bank, dated August 21, 2009, recorded in OR Book 2310, Page 671, Public Records of Manatee County, Florida.

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.

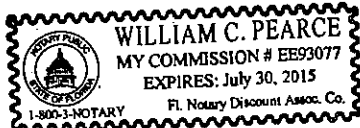
5. That there are no claims, demands, liens, or judgments outstanding against the above-described property and the Grantor is not indebted to anyone for any such Property, except as set forth in paragraph 3 of this affidavit.

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

RED BARN GUNSHOP, LLC.
a Florida limited liability company

By: [Signature]
Managing Member
ROGER MCMANAMAN
Printed Name

SWORN to (or affirmed) and subscribed before me this 16th day of JANUARY, 2013 by ROGER MCMANAMAN as Manager of RED BARN GUNSHOP, LLC., a Florida limited liability company, on behalf of the company, who is personally known to me or has produced FLORIDA DRIVER LICENSE as identification.



[Signature]
NOTARY PUBLIC Signature
WILLIAM C. PEARCE
Printed Name

EXHIBIT "A"

PID 5440810009

NORTHERLY R/W LINE

51ST AVENUE DRIVE WEST

P.O.C.
NE CORNER LOT 161

NW CORNER
LOT 161

S 89°51'18" W 181.15'

WESTERLY R/W LINE

P.O.B.

NORTH BOUNDARY
LOT 161

84'
S 00°24'41" W
64.00'

N 00°24'41" E
68.43'

EASTERLY R/W LINE

P/O
LOT 161
LOT 188

P/O
LOT 188
LOT 189

10'

SOUTH BOUNDARY
LOT 161



U.S. 41 - TAMAMI TRAIL
(S.R.D. R/W MAP 13010-2502)

PARCEL 810
669 SF

PARCEL 810 DESCRIPTION

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PID 5474700001

PLATTED R/W LINE

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- R/W RIGHT-OF-WAY
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WATERLINE EASEMENT

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RUSSELL P. HYATT, P.S.M.
Florida Surveyor's Reg'n. No. LS 5303
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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MANATEE COUNTY, FLORIDA

Hyatt Survey Services, Inc.

Geographic Data Specialists
LB No.: 7203
11007 8th Avenue East Bradenton, Florida 34212
Phone (941) 748-4693 Fax (941) 744-1643

JOB NUMBER
09-1459-1

SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST

SCALE
1"=50'

DATE
10/2011

DRAWN BY
CBW

FILE NAME
PARCEL 810.DWG

SHEET
1 OF 1

This instrument prepared by:
Joaquin Servia, Manager, Property Acquisition
Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34206

PROJECT #6074870
PARCEL #810
ID # 54584.0000/8

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

JOINDER

WHEREAS, 1ST MANATEE BANK ("ENCUMBRANCER"), whose mailing address is **12215 US Highway 301 North, Parrish, Florida 34219**, hereinafter referred to as the "Mortgagee" is the owner and holder of that certain mortgage dated the **21st** day of **August, 2009**, and recorded in Official Records Book **2310**, Page **671**, of the Public Records of Manatee County, Florida, covering the hereinafter described real property, and

WHEREAS, Mortgagee hereby joins in the conveyance to **MANATEE COUNTY**, whose mailing address is P.O. Box 1000, Bradenton, Florida 34206 of the Easement and Right-of-Way of the following described real property located in Manatee County, Florida, to wit:

See legal description identified as Exhibit "A" attached hereto.

IN WITNESS WHEREOF, the Mortgagee has caused this Joinder to be duly executed this 4th day of February, 2013.

(CORPORATE SEAL)

Signed, sealed and delivered in the presence of:

1ST MANATEE BANK

[Signature]
Witness Signature

Kristine M. Moltchan
Printed Name

[Signature]
Witness Signature

Susan Schmitt
Printed Name

(Signature of two witnesses or secretary required by law)

BY: [Signature]
President Signature

THOMAS L. HODGSON
Printed Name

ATTEST: [Signature]
Secretary Signature

BRIAN WATTERSON
Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 4th day of February, 2013, by Thomas L. Hodgson, President (name and title of agent) of **1ST MANATEE BANK**, a Florida (state or place of corporation) corporation, on behalf of the corporation, who is personally known to me, or has produced _____ as identification.



[Signature]
NOTARY PUBLIC Signature
Kristine M. Moltchan
Printed Name

PID 5440810009

NORTHERLY R/W LINE

51ST AVENUE DRIVE WEST

P.O.C.
NE CORNER LOT 161

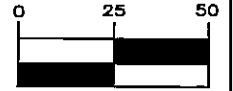
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