

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



PROJECT# 335-6071160
PARCEL# 116
ID# 15309.0015/6

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

THIS WARRANTY DEED made and executed the 3rd day of April, 2013, by **DISTRESSED ASSET BUYERS, LLC**, a Delaware limited liability company, having its principal place of business at 5009 N Central Avenue, Tampa, Florida 33603 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, except taxes accruing subsequent to December 31, 2012.

IN WITNESS WHEREOF the said 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)

DISTRESSED ASSET BUYERS, LLC, a Delaware Limited Liability Company

BY: [Signature]
Signature

Angie M. Kincaid, As Attorney In-Fact for Megan A. Zelinkas, Managing Member
Printed Name

[Signature]
Witness Signature

Maria Vera
Printed Name

[Signature]
Witness Signature

Robert M. Riggs
Printed Name

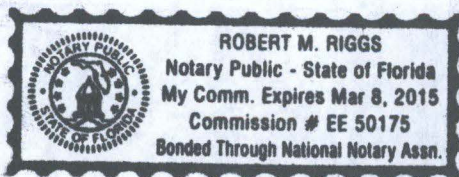
(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing Warranty Deed was acknowledged before me this 3rd day of April, 2013, by Angie M. Kincaid, As Attorney In-Fact for Megan A. Zelinkas, Managing Member, of **DISTRESSED ASSET BUYERS, LLC**, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or has produced FLDL as identification.

[Signature]
NOTARY PUBLIC Signature

Printed Name



ACCEPTED IN OPEN SESSION 5/7/13
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

LEGAL DESCRIPTION AND SKETCH

Parcel 116

That part of Lot 29, Block 4 of Elwood Park subdivision, as recorded in Plat Book 2, Page 76, Public Records of Manatee County, Florida, being in Section 4, Township 35 South, Range 18 East more particularly described as follows:



Commence at the southwest corner said Section 4, thence along the west line of Section 9, Township 35 South, Range 18 East S 00° 06' 51" W a distance of 9.41 feet to a point on the survey base line of 44th Avenue East per Manatee County Public Works Project 6071160; being a nontangent curve concave to the south and having a radius of 1348.14 feet, a central angle of 12° 11' 12" and a chord bearing and distance of N 84° 22' 43" E, 286.20 feet; thence easterly along said survey base line and along the arc of said curve 286.74 feet to the end of said curve; thence continue along said survey base line, S 89° 31' 41" E a distance of 811.09 feet; thence departing said survey base line, N 00° 00' 13" E a distance of 3.83 feet to the POINT OF BEGINNING; thence continue N 00° 00' 13" E a distance of 56.17 feet; thence S 89° 31' 41" E a distance of 188.99 feet to the east line of said Lot 29; thence along said east line, S 00° 00' 13" W a distance of 56.21 feet to the southeast corner of said Lot 29; thence along the south line of said Lot 29, N 89° 31' 03" W a distance of 188.99 feet to the POINT OF BEGINNING.

Containing 10619 square feet, more or less.

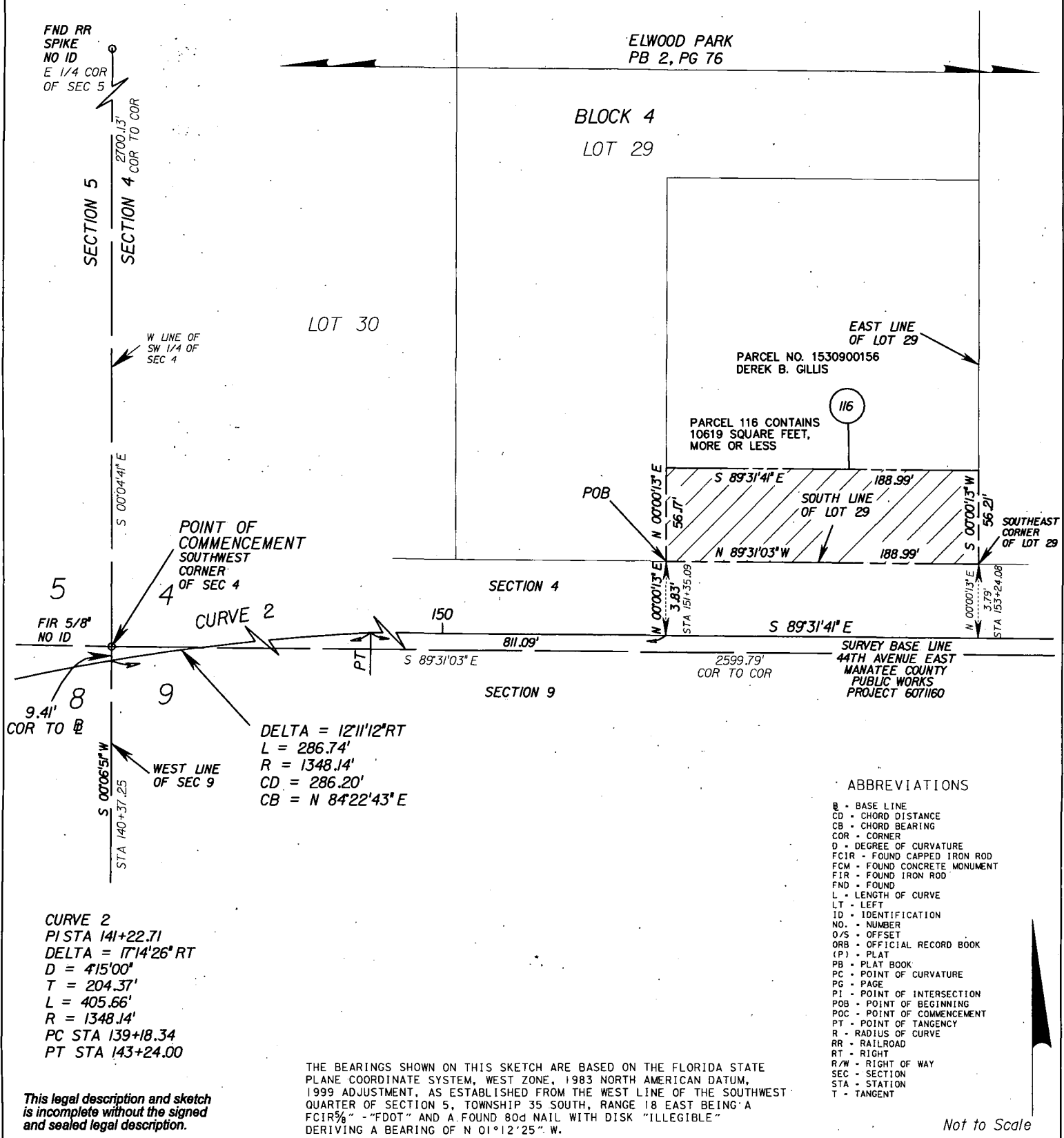
This legal description and sketch prepared by:

GREGORY V. JONES No. 6388 DATE
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 LICENSE NUMBER LS 6388

Note: Not Valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

		 MANATEE COUNTY PUBLIC WORKS		PREPARED BY:  MKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917	
PARCEL SKETCH - THIS IS NOT A SURVEY					
		BY	DATE	Parcel Number 116	
		DRAWN	G. JONES	6 /05 /12	
REVISION	BY	DATE	CHECKED	R ABERNATHY	6 /05 /12
				Project Number: 6071160 44th Avenue East	
					SHEET 1 OF 2

SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST



This legal description and sketch is incomplete without the signed and sealed legal description.

		<p>MANATEE COUNTY PUBLIC WORKS</p>		PREPARED BY: <p>MKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917</p>	
PARCEL SKETCH - THIS IS NOT A SURVEY					
		BY	DATE	Parcel Number 116	
		DRAWN	G. JONES 6/05/12		
REVISION	BY	DATE	CHECKED	R ABERNATHY 6/05/12	Project Number: 6071160 44th Avenue East
					SHEET 2 OF 2.

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

BOARD RECORDS ATTN: STEVIEMARIE
MAN CO PROJECT MGT

RECEIPT
#2 of #2

001.133000

AR PAYOR: AR700013 GOMC BK 2472 PG 5004 through BK 2472 PG 5007
DOC TYPE: D CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003151610
Receipt: 475020455 5/15/13 2:13PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00

RECEIPT TOTAL: \$27.00
GRAND TOTAL: \$54.00

Receipt#
475020454 thru 475020455



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

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

BOARD RECORDS ATTN: STEVIEMARIE
MAN CO PROJECT MGT

RECEIPT
#2 of #2

001.133000

AR PAYOR: AR700013 GOMC BK 2472 PG 5004 through BK 2472 PG 5007
DOC TYPE: D CALC AMOUNT: \$0.00
PAGES: 3 FILE# 003151610
Receipt: 475020455 5/15/13 2:13PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEES
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00

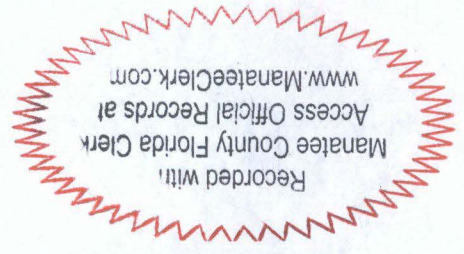
RECEIPT TOTAL: \$27.00
GRAND TOTAL: \$54.00

Receipt#
475020454 thru 475020455



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

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



Project # 335-6071160
Parcel # 116
ID # 15309.0015/6

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME, the undersigned authority, this day personally appeared Angie M. Kincaid, As Attorney In-Fact for Megan A. Zelinskas, Managing Member, of **DISTRESSED ASSET BUYERS, LLC**, a Delaware limited liability company, whose mailing address is 5009 N Central Avenue, Tampa, Florida 33603 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 Grantor 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

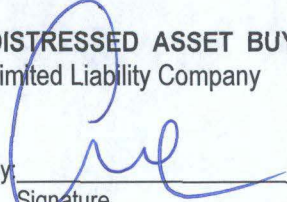
4. That there has been no labor, material, or service furnished for improvement of the Property, which remains unpaid, except as set forth in paragraph 3 of this affidavit.

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.

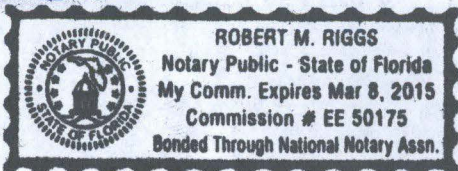
(Corporate Seal)

DISTRESSED ASSET BUYERS, LLC, a Delaware Limited Liability Company

By: 
Signature

Angie M. Kincaid, As Attorney In-Fact for Megan A. Zelinskas,
Managing Member
Printed Name

SWORN to (or affirmed) and subscribed before me this 3rd day of April, 2013, by Angie M. Kincaid, As Attorney In-Fact for Megan A. Zelinskas, Managing Member, of Distressed Asset Buyers, LLC, a Delaware limited liability company, on behalf of the limited liability company, who is personally known to me or has produced FCDL as identification.




NOTARY PUBLIC Signature

Printed Name
ACCEPTED IN OPEN SESSION 5/17/13
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

LEGAL DESCRIPTION AND SKETCH


Parcel 116



That part of Lot 29, Block 4 of Elwood Park subdivision, as recorded in Plat Book 2, Page 76, Public Records of Manatee County, Florida, being in Section 4, Township 35 South, Range 18 East more particularly described as follows:

Commence at the southwest corner said Section 4, thence along the west line of Section 9, Township 35 South, Range 18 East S 00° 06' 51" W a distance of 9.41 feet to a point on the survey base line of 44th Avenue East per Manatee County Public Works Project 6071160; being a nontangent curve concave to the south and having a radius of 1348.14 feet, a central angle of 12° 11' 12" and a chord bearing and distance of N 84° 22' 43" E, 286.20 feet; thence easterly along said survey base line and along the arc of said curve 286.74 feet to the end of said curve; thence continue along said survey base line, S 89° 31' 41" E a distance of 811.09 feet; thence departing said survey base line, N 00° 00' 13" E a distance of 3.83 feet to the POINT OF BEGINNING; thence continue N 00° 00' 13" E a distance of 56.17 feet; thence S 89° 31' 41" E a distance of 188.99 feet to the east line of said Lot 29; thence along said east line, S 00° 00' 13" W a distance of 56.21 feet to the southeast corner of said Lot 29; thence along the south line of said Lot 29, N 89° 31' 03" W a distance of 188.99 feet to the POINT OF BEGINNING.

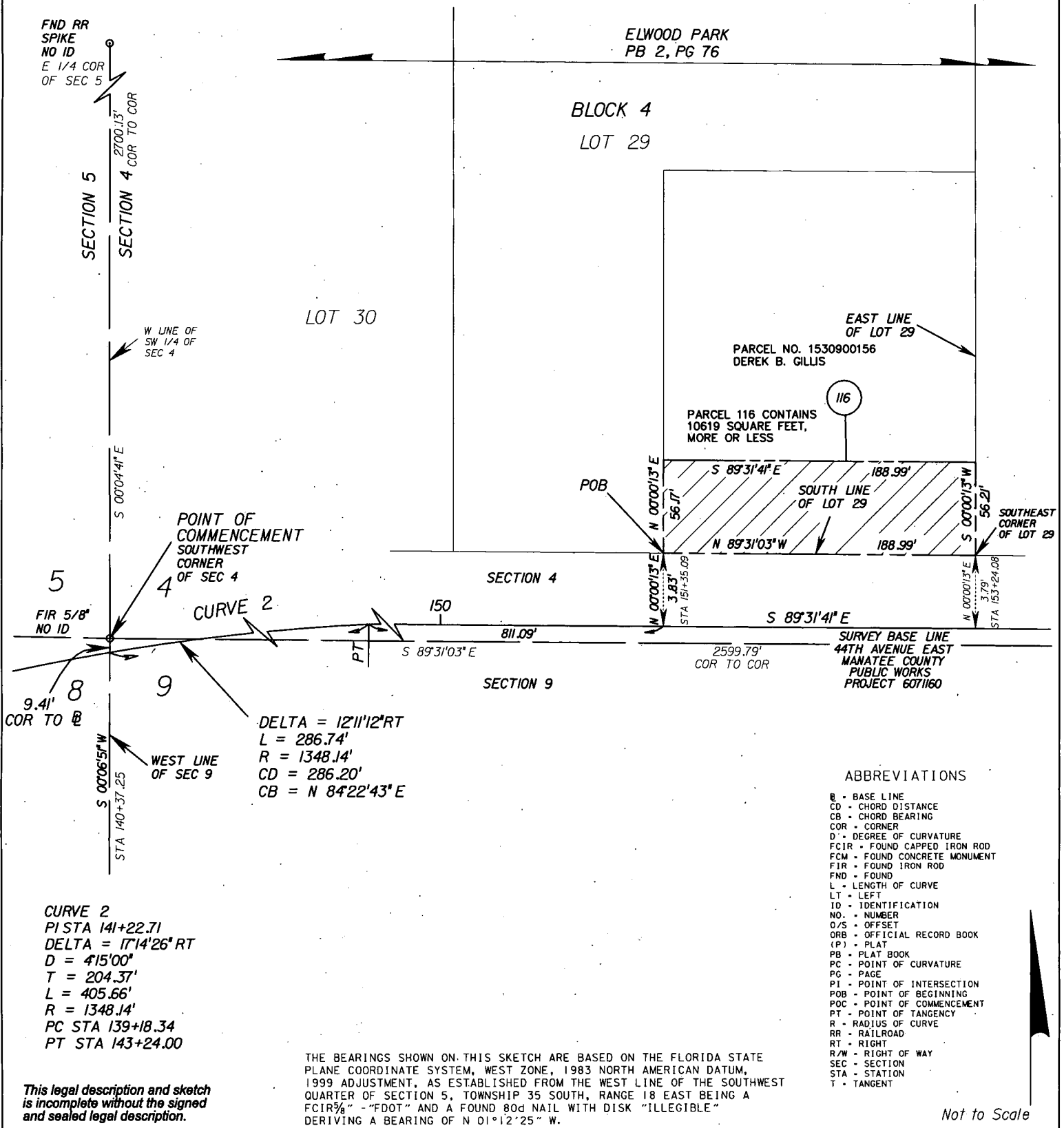
Containing 10619 square feet, more or less.

This legal description and sketch prepared by:


GREGORY V. JONES No. 6368 DATE: 6-7-12
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 LICENSE NUMBER LS-6368
 Note: Not Valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

			 MANATEE COUNTY PUBLIC WORKS		PREPARED BY:  MKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917	
PARCEL SKETCH - THIS IS NOT A SURVEY						
			BY: G. JONES DATE: 6/05/12		Parcel Number 116	
REVISION BY DATE			CHECKED: R ABERNATHY 6/05/12		Project Number: 6071160 44th Avenue East	
						SHEET 1 OF 2

SECTION 4, TOWNSHIP 35 SOUTH, RANGE 18 EAST



This legal description and sketch is incomplete without the signed and sealed legal description.

		<p>MANATEE COUNTY PUBLIC WORKS</p>		PREPARED BY: <p>MKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917</p>	
<p>PARCEL SKETCH - THIS IS NOT A SURVEY</p>					
		BY	DATE	Parcel Number 116	
		DRAWN	G. JONES	6/05/12	
		CHECKED	R ABERNATHY	6/05/12	
REVISION	BY	DATE	Project Number: 6071160 44th Avenue East		SHEET 2 OF 2

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

BOARD RECORDS ATTN: STEVIEMARIE
MAN CO PROJECT MGT

RECEIPT
#1 of #2

001.133000

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 3 FILE#
Receipt: 475020454 5/15/13 2:13PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00

RECEIPT TOTAL: \$27.00
GRAND TOTAL:



Receipt#
thru

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

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

BOARD RECORDS ATTN: STEVIEMARIE
MAN CO PROJECT MGT

RECEIPT
#1 of #2

001.133000

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 3 FILE#
Receipt: 475020454 5/15/13 2:13PM By: FGERNS

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEE
R	RECORDING TRUST	199	000000341150	0	2.00
R	RECORDING FEES	001	000000341100	0	13.00
R	CLERK CT TECH FUND	199	000000341160	0	5.70
R	FL ASSOC COURT CLERK	001	000000208911	0	0.30
R	BD OF COUNTY COMM	001	000000208912	0	6.00

RECEIPT TOTAL: \$27.00
GRAND TOTAL:



Receipt#
thru

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

REVISED May 7, 2013 - Regular Meeting
Agenda Item #25

Subject

Distressed Asset Buyers, LLC, Parcel 116, 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

Lynn Willis, Property Management, Ext. 6287

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

APPROVED in Open Session

**Manatee County Board of County
Commissioners**

Action Requested

Acceptance of, and authorization to record Warranty Deed from Distressed Asset Buyers, LLC.

Authorization to record Affidavit of Ownership and Encumbrances from Distressed Asset Buyers, LLC.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statute, Comp Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular demands.

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 March 12, 2013, the BCC executed a Contract for Sale and Purchase for a Warranty Deed of Parcel #116 from Distressed Asset Buyers, LLC, in the amount of \$50,500.

On April 3, 2013, a closing was conducted by American Acquisition Group, LLC.

The conveyance documents are hereby presented for execution, acceptance and/or recording.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Notification of document acceptance and/or recording to Lynn Willis, ext. 6287, lynn.willis@mymanatee.org,
Property Acquisition, Property Management Department. Emailed Cpy on 5/16/13 - SS

Cost and Funds Source Account Number and Name

\$54.00 for (recording fee) 335-6071160 44th Avenue East (30th-45th Street East) Road Right of Way
Improvement Project

Amount and Frequency of Recurring Costs

None

Attachment: [Warranty Deed 116 Distressed Buyers.pdf](#)

Attachment: [AOE 116 Distressed Buyers.pdf](#)

Attachment: [44th Ave E Parcel 116 - location map.pdf](#)

Attachment: [Power of attorney.pdf](#)

39TH STREET E

PARCEL 116

44TH AVENUE E

44TH AVENUE EAST

Parcel 116

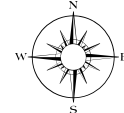
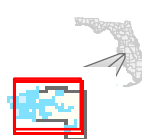
**From 30 th Street East to 45th Street East
PID# 1530900156**

**Site Location:
North of 44th Avenue East
East of 39th Street East**

Section 4/35/18

**District 5
COMMISSIONER VANESSA BAUGH**

Legend: Parcel 116



1 inch equals 200 feet

**POWER OF ATTORNEY - TO PURCHASE AND SELL REAL
PROPERTY**

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

DISTRESSED ASSET BUYERS LLC, makes, constitutes and appoints my attorney Angie M. Kincaid, Paola Gonzalez or Lee Kearney, its true and lawful attorney-in-fact, to purchase, receive title, grant, bargain, sell and/or convey any real property on behalf of principal.

The extent and particulars of the power of attorney are as follows:

1. Any attorney-in-fact acting alone is authorized to purchase, receive title, grant, bargain, sell, and/or convey any or all real property on behalf of principal from or to any person or party for loans and amounts, and on such terms and conditions, as attorney-in-fact may deem proper, and in principal's name to make, execute, acknowledge and deliver good and sufficient contracts, deeds, mortgages, and loans, necessary to effect such purchase, sale, grant or conveyance, including closing statements, affidavits, and related closing documents.
2. Notwithstanding the foregoing, title to any real property acquired on behalf of principal by my attorney-in-fact must be titled in the name of principal, and all sellers' proceeds resulting from the sale and/or conveyance of any real property made by any attorney-in-fact on behalf of principal must be payable only to principal and not payable to the name of any attorney-in-fact.
3. I grant the attorney-in-fact full power and authority to perform all acts to be done in and about the described matter as principal could do through its managing members.
4. All rights, powers and authority of attorney-in-fact to exercise any and all of the rights and powers granted hereunder shall commence and be in full force and effect on the date of the execution hereof. Such rights, powers and authority shall remain in full force and affect thereafter until such time as principal revokes the power.

INSTRUMENT#: 2012361292, O BK 21422
PG 876-877 10/10/2012 at 01:19:17 PM,
DEPUTY CLERK: DJOHNSON Pat Frank, Clerk
of the Circuit Court Hillsborough County

4

30th WITNESS WHEREOF, I have signed this Power of Attorney on this day of September, 2012.

DISTRESSED ASSET BUYERS LLC

[Signature]
WITNESS Yaritza Logrono

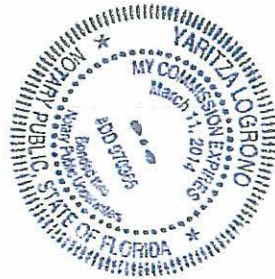
[Signature]
By: Megan A. Zelinskas
Its: Managing Member

[Signature]
WITNESS Gloria Roberts

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Megan A. Zelinskas as Managing Member of DISTRESSED ASSET BUYERS LLC, to me known to be the person described in and who executed the foregoing Power of Attorney and acknowledged before me that she executed the same, and who is personally known to me or produced FLDL as identification.

SWORN TO AND SUBSCRIBED before me this 30th day of September, 2012.



[Signature]
NOTARY PUBLIC