

THIS INSTRUMENT PREPARED BY:
Matt Riggs, Acquisition Agent, American Acquisition Group, LLC
On Behalf of: Joaquin Servia, Division Manager, Property Acquisition
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT NAME: 44th Avenue East
PROJECT # 335-6071160
PARCEL # 117
PID # 15306.0000/4 & 15300.1005/5

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

WARRANTY DEED

THIS WARRANTY DEED made this 25 day of July, 2013, between **JEROME D. WILLIAMS**, a single man, whose mailing address is 4215 44th Avenue East, Bradenton, Florida 34203-4004, as "**Grantor**," and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as "**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 Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain real property situated in Manatee County, State of Florida, more particularly described as Parcel 117 in **Exhibit "A"** attached hereto and incorporated herein by this reference.

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, and hereby warrants the title to said real property 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 for the year 2013 and subsequent years.

THIS WARRANTY DEED is made and executed under threat of and in lieu of eminent domain proceedings, and it is thus not subject to documentary stamp taxation.

IN WITNESS WHEREOF the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Amanda Sibley
Witness
Amanda Sibley
Printed Name
Kathy L. Sasse
Witness
Kathy L. Sasse
Printed Name

Jerome D Williams
Grantor
Jerome D Williams
Printed Name

(Signature of two witnesses required by law.)

STATE OF FLORIDA
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 25 day of July, 2013, by Jerome D. Williams, a single man, who is personally known to me or who has produced _____ as identification.

Notary Public Seal:

Kimberly Sewell-Lindberg
NOTARY PUBLIC, State of Florida
Kimberly Sewell-Lindberg
Printed Name

My Commission Expires: Dec. 14, 2015



ACCEPTED IN OPEN SESSION

SEP 24 2013

BOARD OF COUNTY COMMISSIONERS
MANATEE COUNTY, FLORIDA

LEGAL DESCRIPTION AND SKETCH

Parcel 117

That part of Lots 37, 38, 39 and 40, Block 5 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 south quarter corner said Section 4, thence along the east line of the south west quarter of said Section 4, N 00° 05' 08" E a distance of 21.45 feet to a point on the survey base line of 44th Avenue East per Manatee County Public Works Project 6071160; thence along said survey base line, N 89° 31' 41" W a distance of 1179.98 feet; thence departing said survey base line, N 00° 01' 27" E a distance of 3.77 feet to the POINT OF BEGINNING; thence N 00° 01' 27" E a distance of 56.23 feet; thence S 89° 31' 41" E a distance of 76.45 feet; thence S 00° 28' 19" W a distance of 2.00 feet; thence S 89° 31' 41" E a distance of 185.00 feet; thence N 00° 28' 19" E a distance of 2.00 feet; thence S 89° 31' 41" E a distance of 709.05 feet; thence S 00° 05' 08" W a distance of 56.41 feet to a point on the south line of said Lot 37; thence along the south line of said Lots 37, 38, 39 and 40, N 89° 31' 03" W a distance of 970.44 feet to the POINT OF BEGINNING.

Containing 1.246 acres, more or less.

This legal description and sketch prepared by:

GREGORY V. JONES
 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.

			<p>MANATEE COUNTY PUBLIC WORKS</p>		<p>PREPARED BY:</p> <p>MKIM & CREED 378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917</p>	
<p>PARCEL SKETCH - THIS IS NOT A SURVEY</p>						
REVISED PARCEL 117	GJ	7/15/13			Parcel Number 117	
REV PARCEL NUMBERS	GJ	12/12/12	BY	DATE		
REMOVED PAR 117A	GJ	12/07/12	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

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
ATTN: BOARD RECORDS

RECEIPT
#2 of #2

001.133000

FL

AR PAYOR: AR700013 GOMC BK 2491 PG 5417 through BK 2491 PG 5420
DOC TYPE: D CALC AMOUNT: \$10.00
PAGES: 3 FILE# 003196736
Receipt: 490095166 9/25/13 12:34PM By: HHOOEY

CODE	RECEIPT DESC.	FUND	ACCOUNT	QTY	FEEES
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#
490095165 thru 490095166

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

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THIS INSTRUMENT PREPARED BY:
Matt Riggs, Acquisition Agent American Acquisition Group, LLC
On Behalf of: Joaquin Servia, Division Manager, Property Acquisition
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT NAME: 44th Avenue East
PROJECT#: 335-6071160
PARCEL#: 117
PID#: 15306.0000/4 & 15300.1005/5

-----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 **JEROME D. WILLIAMS**, a single man, whose mailing address is 4215 44th Avenue East, Bradenton, Florida 34203-4004, 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 property situate in Manatee County, State of Florida, more particularly described as Parcel 117 in Exhibit "A" attached hereto and incorporated herein by this reference (hereinafter "Property").

2. That the Grantor plans to convey property to **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter "Grantee").

3. That to the best of my knowledge, the only mortgages, liens, or 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 Property and that 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 Property.

Jerome Williams
Grantor
Jerome Williams
Printed Name

SWORN to (or affirmed) and subscribed before me this 27th day of August, 2013, by Jerome D. Williams, a single man, who is () personally known to me or () who has produced a FL drivers license as identification.

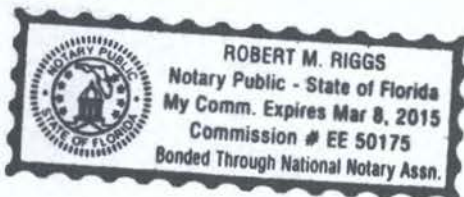
Notary Public Seal:

Robert M Riggs
NOTARY PUBLIC, State of _____
Printed Name

My Commission Expires: _____

ACCEPTED IN OPEN SESSION

SEP 24 2013



LEGAL DESCRIPTION AND SKETCH

Parcel 117

That part of Lots 37, 38, 39 and 40, Block 5 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 south quarter corner said Section 4, thence along the east line of the south west quarter of said Section 4, N 00° 05' 08" E a distance of 21.45 feet to a point on the survey base line of 44th Avenue East per Manatee County Public Works Project 6071160; thence along said survey base line, N 89° 31' 41" W a distance of 1179.98 feet; thence departing said survey base line, N 00° 01' 27" E a distance of 3.77 feet to the POINT OF BEGINNING; thence N 00° 01' 27" E a distance of 56.23 feet; thence S 89° 31' 41" E a distance of 76.45 feet; thence S 00° 28' 19" W a distance of 2.00 feet; thence S 89° 31' 41" E a distance of 185.00 feet; thence N 00° 28' 19" E a distance of 2.00 feet; thence S 89° 31' 41" E a distance of 709.05 feet; thence S 00° 05' 08" W a distance of 56.41 feet to a point on the south line of said Lot 37; thence along the south line of said Lots 37, 38, 39 and 40, N 89° 31' 03" W a distance of 970.44 feet to the POINT OF BEGINNING.

Containing 1.246 acres, more or less.

This legal description and sketch prepared by:

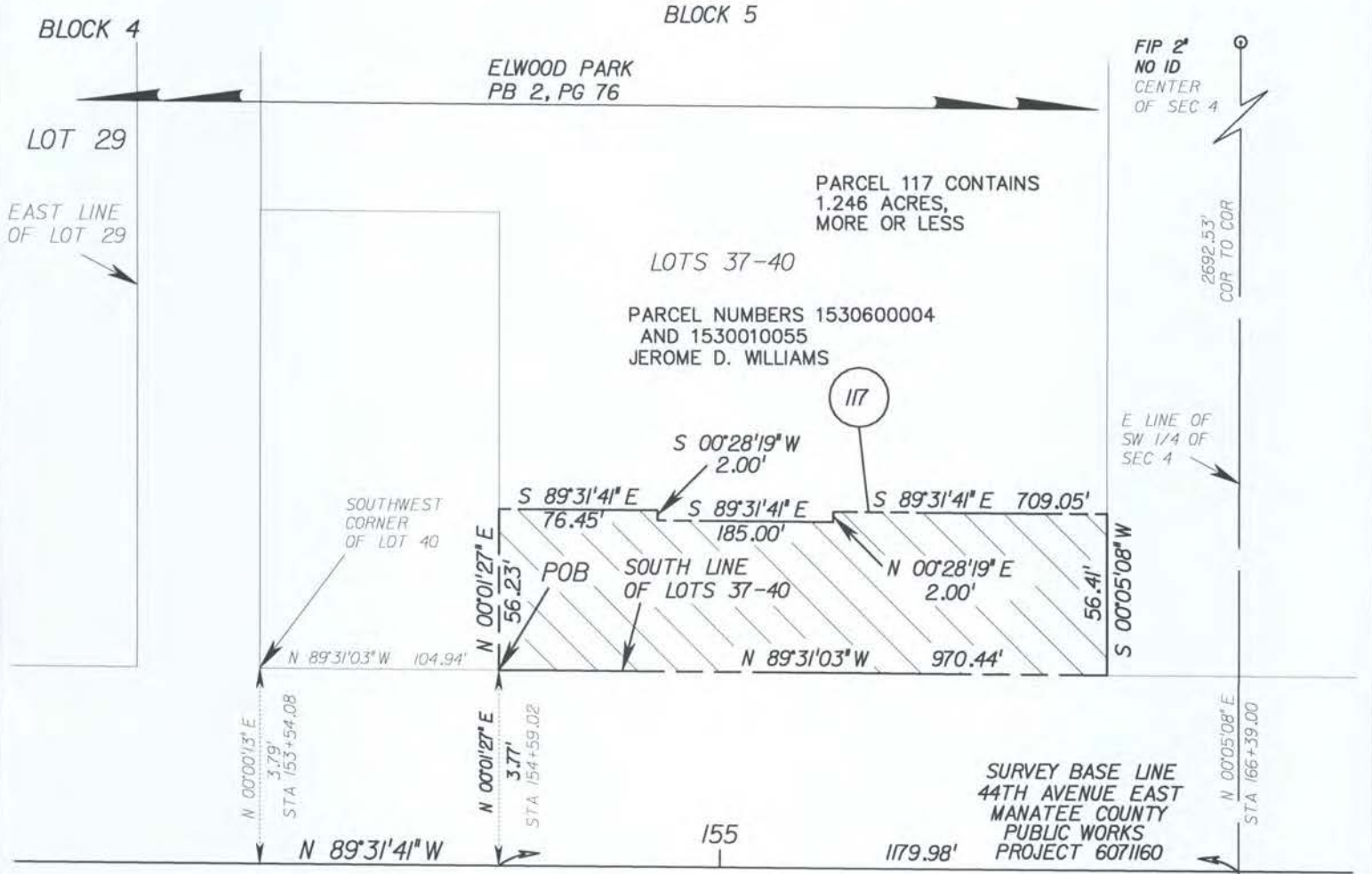
G.V.J.
 GREGORY V. JONES
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA
 LICENSE NUMBER LS 6368



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						
REVISED PARCEL 117	GJ	7/15/13			Parcel Number 117	
REV PARCEL NUMBERS	GJ	12/12/12	BY	DATE		
REMOVED PAR 117A	GJ	12/07/12	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



- ABBREVIATIONS**
- BL - BASE LINE
 - CD - CHORD DISTANCE
 - CB - CHORD BEARING
 - COR - CORNER
 - D - DEGREE OF CURVATURE
 - FCIR - FOUND CAPPED IRON ROD
 - FCM - FOUND CONCRETE MONUMENT
 - FIP - FOUND IRON PIPE
 - FIR - FOUND IRON ROD
 - FND - FOUND
 - L - LENGTH OF CURVE
 - LT - LEFT
 - ID - IDENTIFICATION
 - NO. - NUMBER
 - O/S - OFFSET
 - ORB - OFFICIAL RECORD BOOK
 - (P) - PLAT
 - PB - PLAT BOOK
 - PC - POINT OF CURVATURE
 - PG - PAGE
 - PI - POINT OF INTERSECTION
 - POB - POINT OF BEGINNING
 - POC - POINT OF COMMENCEMENT
 - PT - POINT OF TANGENCY
 - R - RADIUS OF CURVE
 - RR - RAILROAD
 - RT - RIGHT
 - R/W - RIGHT OF WAY
 - SEC - SECTION
 - STA - STATION
 - T - TANGENT

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

THE BEARINGS SHOWN ON THIS SKETCH ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, WEST ZONE, 1983 NORTH AMERICAN DATUM, 1999 ADJUSTMENT, AS ESTABLISHED FROM THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 35 SOUTH, RANGE 18 EAST BEING A FCIR 5/8" - "FDOT" AND A FOUND 80d NAIL WITH DISK "ILLEGIBLE" DERIVING A BEARING OF N 01°12'25" W.

NOT TO SCALE

			<p>MANATEE COUNTY PUBLIC WORKS</p>		PREPARED BY: <p>378 INTERSTATE COURT SARASOTA, FL 34240 941-379-3404 LB 7917</p>	
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REVISED PARCEL 117	GJ	7/15/13	BY	DATE	<p>Parcel Number 117</p>	
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REVISION	BY	DATE				

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INVOICE

MAN CO PROJECT MGT
ATTN: BOARD RECORDS

RECEIPT
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FL

AR PAYOR: AR700013 GOMC Book# Page#
DOC TYPE: AFF CALC AMOUNT: \$0.00
PAGES: 3 FILE#
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By: HHOEY

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RECEIPT TOTAL: \$27.00
GRAND TOTAL:



Receipt#
thru

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GRAND TOTAL:



Receipt#
thru

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

REVISED September 24, 2013 - Regular Meeting
Agenda Item #35

Subject

44th Avenue East, 30th Street East to 45th Street East, CIP Project #335-6071160, Parcel 117 owned by Jerome D. Williams, Warranty Deed Right of Way Dedication located at 4215 44th Avenue East, Bradenton, Florida.

Briefings

None

Contact and/or Presenter Information

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

Lynn Willis, Real Property Specialist, Property Acquisition Division, Ext. 6287.

APPROVED in Open Session

Manatee County Board of County
Commissioners

Action Requested

Accept and Record Warranty Deed from Jerome D. Williams for property located at 4215 44th Avenue East, Bradenton, FL, for road improvements; Record Affidavit of Ownership and Encumbrances from Jerome D. Williams.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes, and Manatee County Comprehensive Plan - Goal 5.1 addresses the safety and efficiency of forecasted vehicular demands.

Background Discussion

The original 44th Avenue East (US 41 - 15th Street East) Road Right of Way Improvement Project was approved in the FY 1994/1995 CIP on February 25, 1994, and re-approved in FY 2009/2010 CIP on September 15, 2009, Resolution R-09-219.

On August 13, 2013, the Board of County Commissioners executed the Contract for Purchase for a Warranty Deed with Jerome D. Williams, and the closing of this transaction was held July 25, 2013.

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

Record Warranty Deed and Affidavit - Charge CCC #AR700013, Project Management, for Recording Fees.

After recording, return original Warranty Deed and original Affidavit to Lynn Willis, Property Acquisitions Division.

Please e-mail a copy of this approved Agenda Item to:

Lynn Willis, Property Acquisition Division, (lynn.willis@mymanatee.org) and Sandra Murphy, County Attorney's Office (sandra.murphy@mymanatee.org). - Snt originals to LW via interoffice and emailed copy to LW/SM - 9/27 - SS

Cost and Funds Source Account Number and Name

Code cost of \$54.00 to 335-6071160 (Road Impact Fees Dist. D.).

Amount and Frequency of Recurring Costs

N/A

Attachment: [Warranty Deed Williams.pdf](#)

Attachment: [Affidavit Williams.pdf](#)

Attachment: [44th Ave E 30th-45th St Loc Map.pdf](#)