

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist, Property Acquisition Division
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Ellenton Gillette Road
(US 301 to Moccasin Wallow Road)
PROJECT NO: 309-6084560
PARCEL NO: 9
PID NO: 644700659

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 23rd day of January, 2017, between **LORENZO WAITERS** and **TASHIA WAITERS**, husband and wife, whose mailing address is 8504 36th Avenue East, Palmetto, Florida 34221, (hereinafter the **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the **Grantee**).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description identified as Exhibit A attached hereto and incorporated herein by this reference.

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

AND the Grantor does hereby covenant 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 fully 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 2017 and subsequent years.

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



SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Signed, sealed and delivered in the presence of two witnesses as required by law:

GRANTOR:

[Signature]
First Witness Signature

[Signature]
Lorenzo Waiters

John Taylor
First Witness Printed Name

Michelle Joyce
Second Witness Signature

MICHELL JOYCE
Second Witness Printed Name

[Signature]
Tashia Waiters

[Signature]
First Witness Signature

John Taylor
First Witness Printed Name

Michelle Joyce
Second Witness Signature

MICHELL JOYCE
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 23rd day of January, 2017, by Lorenzo Waiters and Tashia Waiters, husband and wife, who ✓ are personally known to me or _____ who has produced _____ as identification.

Affix seal below:



Joy I. Butler
Commission # GG17271
Expires: August 1, 2020
Bonded thru Aaron Notary

Joy I Butler
Notary Public Signature
Joy I Butler
Printed Name
GG17271
Commission Number
Aug. 1, 2020
Expiration Date

EXHIBIT "A"

DESCRIPTION: RIGHT-WAY-PARCEL 9 (ELLENTON GILLETTE ROAD)

THAT PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2375, PAGE 5783, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°34'15"E, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1325.23 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID SURVEY BASELINE, RUN S00°00'42"E, 161.31 FT.; THENCE S00°16'17"W, 2471.64 FT.; THENCE S00°12'44"W, A DISTANCE OF 1095.66 FT. FOR A POINT OF BEGINNING; THENCE N89°27'06"E, ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2375, PAGE 5783, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 66.85 FT.; THENCE S00°14'36"W, A DISTANCE OF 284.99 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF 85TH STREET EAST (ROCK PAYNE ROAD); THENCE S89°27'06"W, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 66.70 FT. TO THE INTERSECTION WITH AFORESAID SURVEY BASELINE; THENCE N00°12'44"E, ALONG SAID SURVEY BASELINE, A DISTANCE OF 284.99 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS MAINTAINED RIGHT-OF-WAY FOR ELLENTON GILLETTE ROAD.

CONTAINING 9,975 SQUARE FEET (0.23 ACRES) MORE OR LESS.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

NOVEMBER 16, 2016
DATE OF CERTIFICATE


KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7908.003

SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



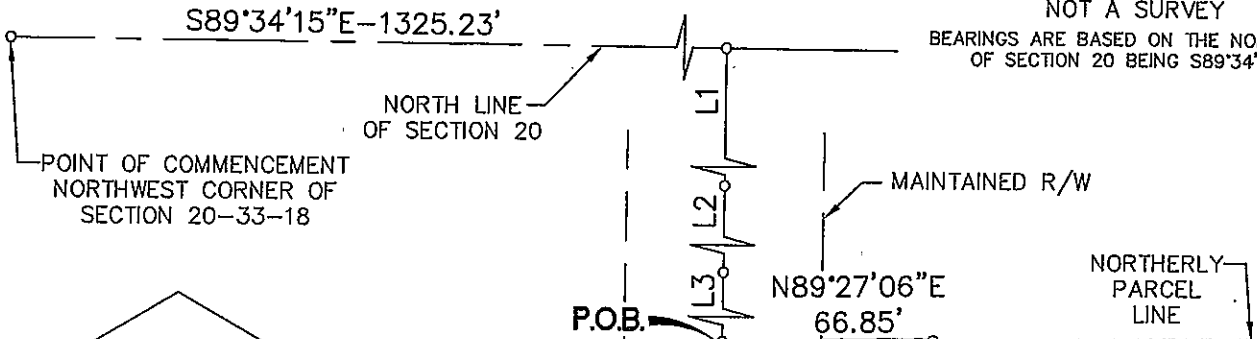
ELLGILTRDSK 082516 tonya

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 20 BEING S89°34'15"E



SURVEY BASELINE OF ELLENTON GILLETTE ROAD

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'42"E	161.31'
L2	S00°16'17"W	2471.64'
L3	S00°12'44"W	1095.66'

LEGEND	
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
O.R.	= OFFICIAL RECORDS
S.F.	= SQUARE FEET
±	= MORE OR LESS
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

85TH STREET EAST (ROCK PAYNE ROAD)

ELLENTON GILLETTE ROAD

RIGHT-OF-WAY PARCEL 9 (9,975 S.F. ±) (0.23 ACRES ±)

LANDS OF LORENZO WAITERS PER O.R. BOOK 2375, PAGE 5783 (P.I.D. 644700659)

NEW R/W

NORTHERLY R/W

ELGILLRDSK 082516 tonyo

REFER TO SHEET 1 OF 2 FOR DESCRIPTION
NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7908.003 DRAWN BY: CURTIS SCALE: NONE SHEET NUMBER 2 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.
Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561





THIS INSTRUMENT PREPARED BY:
Stephen Cross. RTD Group, Inc.
On Behalf of: Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Ellenton Gillette Rd (US301 to Moccasin Wallow Rd)
PROJECT#: 309-6084560
PARCEL#: 9
PID#: 644700659

SPACE ABOVE THIS LINE FOR RECORDING DATA

PARTIAL RELEASE

WHEREAS, Jonathan W. Dillon and Elizabeth A. Dillon, as ("ENCUMBRANCER"), is the holder of certain rights and interest in the real property more particularly described as **Exhibit "A"** attached hereto and incorporated herein by this reference ("Property") by virtue of a Mortgage ("Instrument"), dated the 11th day of April, 2011 and recorded in Official Records Book 2375, Page 5786 of the Public Records of Manatee County, Florida; and

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, in connection with the acquisition of the Property for a valid county and public purpose has requested the Encumbrancer to release the Property from the operation and effect of the Instrument.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration to the Encumbrancer in hand paid, the receipt of which is hereby acknowledged, the Encumbrancer does hereby release from the operation and effect of the Instrument and disclaim all right, title and interest in the Property previously described as **Exhibit "A."**

Provided this Partial Release shall not impair the effect of the Instrument on the remaining part of the premises referenced therein, not hereby released therefrom, or any of the rights or remedies of the Encumbrancer, or any subsequent holder or holders thereof.

[SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.]

IN WITNESS WHEREOF, the Encumbrancer(s) has caused this Partial Release to be duly executed this the 7th day of June, 2016.

Signed, sealed, and delivered in the presence of:

[Signature]
Witness as to both
Cristina Juarez

[Signature]
Jonathan W. Dillon

Printed Name
Steven Phommachanh
Witness as to both

[Signature]
Printed Name
Witness

[Signature]
Elizabeth A. Dillon

Printed Name
Witness

Printed Name
(Signature of two witnesses required by law.)

STATE OF Arkansas
COUNTY OF Benton

The foregoing instrument was acknowledged before me this 7th day of July, 2016, by Jonathan W. Dillon and Elizabeth A. Dillon, who are personally known to me or who have produced drivers licenses as identification.

Notary Public Seal:

My Commission Expires: 6-5-22

[Signature]
NOTARY PUBLIC, State of Arkansas
Pam Hardbarger
Printed Name



EXHIBIT "A"

DESCRIPTION: RIGHT-WAY-PARCEL 9 (ELLENTON GILLETTE ROAD)

THAT PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2375, PAGE 5783, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°34'15"E, ALONG THE NORTH LINE OF SAID SECTION 20, A DISTANCE OF 1325.23 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG SAID SURVEY BASELINE, RUN S00°00'42"E, 161.31 FT.; THENCE S00°16'17"W, 2471.64 FT.; THENCE S00°12'44"W, A DISTANCE OF 1095.66 FT. FOR A POINT OF BEGINNING; THENCE N89°27'06"E, ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2375, PAGE 5783, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 66.85 FT.; THENCE S00°14'36"W, A DISTANCE OF 284.99 FT. TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF 85TH STREET EAST (ROCK PAYNE ROAD); THENCE S89°27'06"W, ALONG SAID NORTHERLY RIGHT-OF-WAY AND THE WESTERLY EXTENSION THEREOF, A DISTANCE OF 66.70 FT. TO THE INTERSECTION WITH AFORESAID SURVEY BASELINE; THENCE N00°12'44"E, ALONG SAID SURVEY BASELINE, A DISTANCE OF 284.99 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 20, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS MAINTAINED RIGHT-OF-WAY FOR ELLENTON GILLETTE ROAD.

CONTAINING 9,975 SQUARE FEET (0.23 ACRES) MORE OR LESS.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

NOVEMBER 16, 2016
DATE OF CERTIFICATE


KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241

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

JOB NUMBER: 7908.003

SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



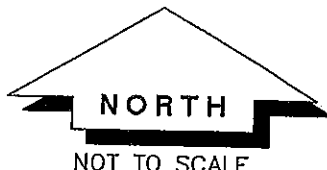
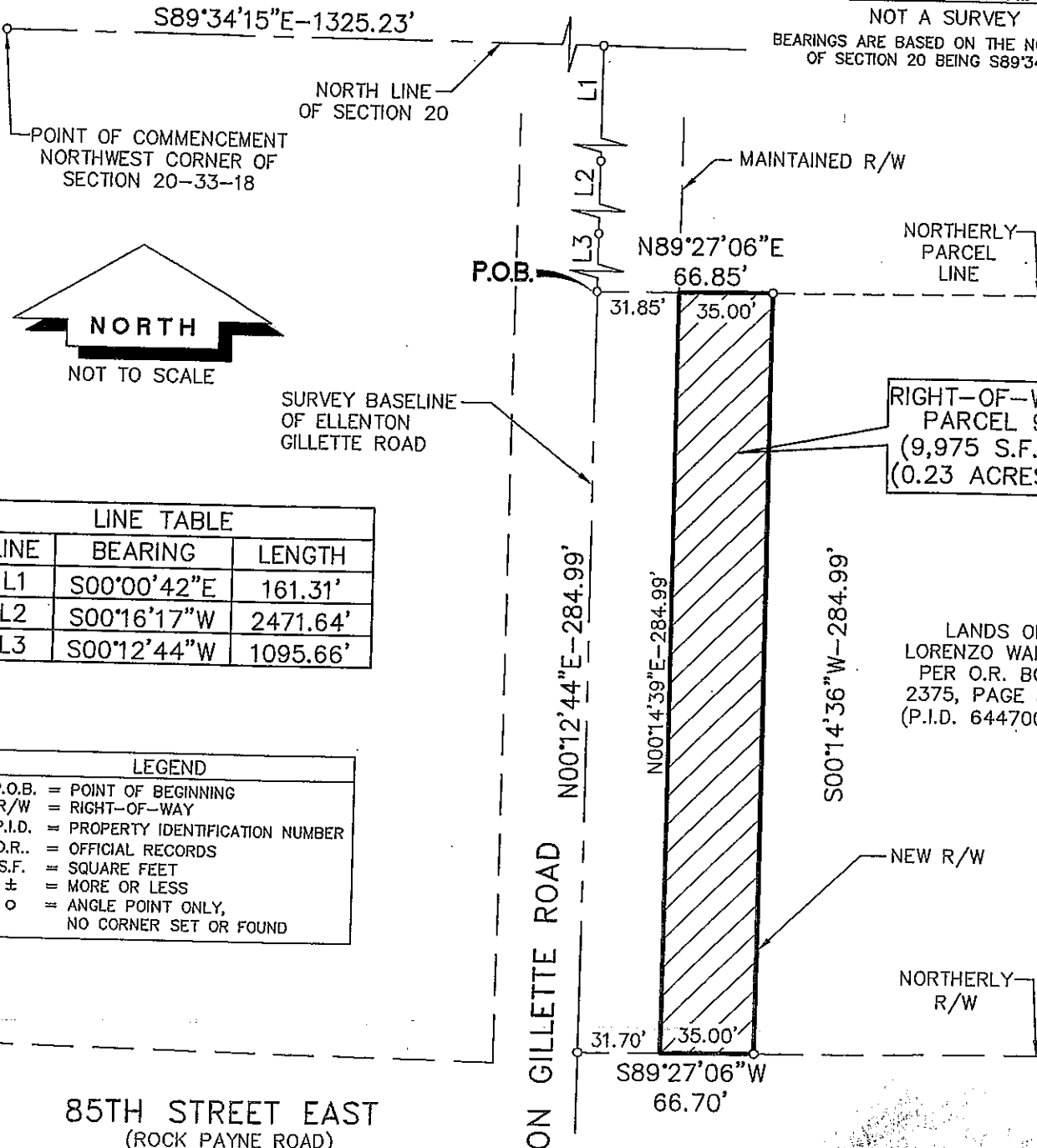
ELLGILLROSK 082516 tonys

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY

BEARINGS ARE BASED ON THE NORTH LINE OF SECTION 20 BEING S89°34'15"E



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°00'42"E	161.31'
L2	S00°16'17"W	2471.64'
L3	S00°12'44"W	1095.66'

LEGEND	
P.O.B.	= POINT OF BEGINNING
R/W	= RIGHT-OF-WAY
P.I.D.	= PROPERTY IDENTIFICATION NUMBER
O.R.	= OFFICIAL RECORDS
S.F.	= SQUARE FEET
±	= MORE OR LESS
o	= ANGLE POINT ONLY, NO CORNER SET OR FOUND

082516 tonya ELLGILLRDSK

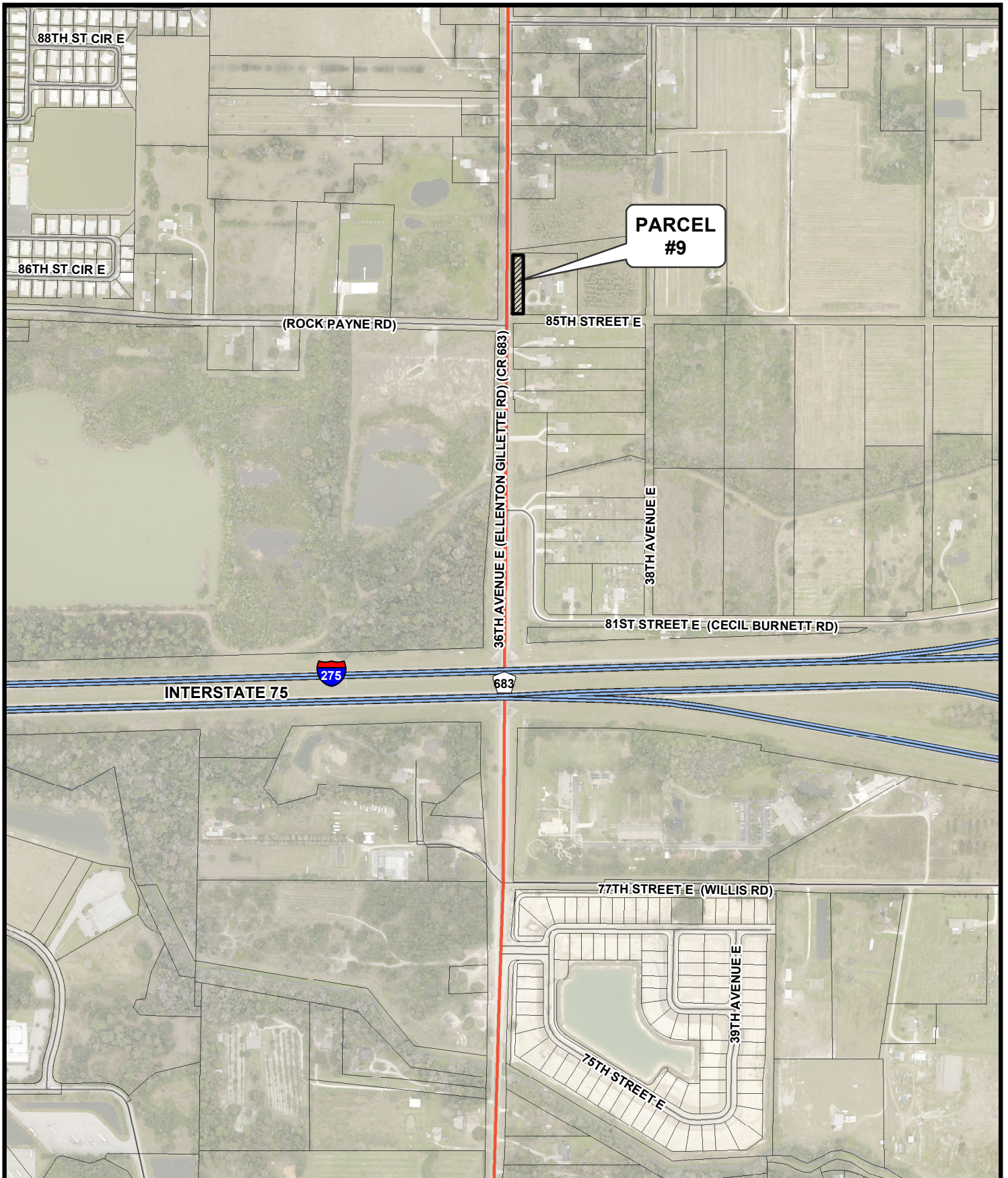
REFER TO SHEET 1 OF 2 FOR DESCRIPTION
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7908.003 DRAWN BY: CURTIS SCALE: NONE SHEET NUMBER 2 OF 2

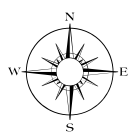
LOMBARDO, FOLEY & KOLARIK, INC.
 Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561





**PARCEL
#9**



1 inch equals 600 feet

**ELLEMENTON GILLETTE ROAD
RIGHT-OF-WAY PARCEL #9
(Lorenzo and Tashia Waiters)**



District 1 - COMMISSIONER PRISCILLA WHISENANT TRACE

APPROVED in Open Session

Manatee County Board of County
Commissioners

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - March 7, 2017

3/7/17

March 7, 2017 - Regular Meeting
Agenda Item #51

Subject

Warranty Deed from Lorenzo Waiters and Tashia Waiters for property located at 8504 36th Avenue East, Palmetto, Florida 34221 PID 644700659

Briefings

None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management, Extension 3439.

Tim Cristello, Real Property Specialist, Property Acquisition Division, Property Management, Extension 6284.

Action Requested

- Accept Warranty Deed from Lorenzo Waiters and Tashia Waiters; and
- Accept Partial Release of Mortgage from Jonathan W. Dillon and Elizabeth Dillon.

Enabling/Regulating Authority

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

Background Discussion

- On February 9, 2016, the Board of County Commissioners executed a contract from Lorenzo Waiters and Tashia Waiters for Parcel 9 in the amount of \$38,900.00.
- Parcel 9 is improved with a single-family home located at 8504 36th Avenue East in Palmetto, Florida 34221. The acquisition is required for the Ellenton Gillette Road Functional Improvement Project (U.S. 301 to Moccasin Wallow Road).
- The project requires a partial take of 9,975 square feet.
- The real estate transaction has closed. This agenda item is to accept the conveyance documents and record the documents in Board Records.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records Emailed 3/8/17

Please notify Tim Cristello at Tim.Cristello@mymanatee.org and Michael Sturm at Michael.Sturm@mymanatee.org.

The conveyance documents have been recorded in Official Records. Please record in Board Records only.

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Warranty Deed Lorenzo Waiters and Tashia Waiters Parcel 9.pdf](#)

Attachment: [Partial Release Jonathan W. Dillion and Elizabeth A. Dillion for Parcel 9.pdf](#)

Attachment: [Location Map Waiters Parcel 9.pdf](#)