

THIS INSTRUMENT PREPARED BY:
Denise Escobosa, Consultant Project Manager
Independence Acquisition and Appraisal, LLC
On behalf of Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Ste. 800
Bradenton, FL 34205

PROJECT NAME: 44th Ave East
PROJECT NO: 6086960
PARCEL NO: 113
PID NO: 1697300159

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

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is made to correct the Warranty Deed recorded on October 31, 2017, as Instrument No. 201741103276 in Official Records Book 2699 at Page 705, in the public records of Manatee County, Florida. The notary acknowledgement did not indicate identification used to verify identity of Grantor.

THIS INDENTURE, made and entered into this 12th day of January, 2018, between MARY FRANCES SCHULTZ, a single person, whose mailing address 683 ~~28th~~ Avenue East, Bradenton, Florida 34208, (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.

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

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

SIGNATURES AND ACKNOWLEDGEMENT APPEAR ON FOLLOWING PAGE.



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

GRANTOR:

Mary Frances Schultz, a single person

Ramon Remijio
First Witness Signature

M F Schultz
Signature

RAMON REMIJIO
First Witness Printed Name

MARY FRANCES SCHULTZ
Grantor Printed Name

Joan M. Kellett
Second Witness Signature

JOAN M. KELLETT
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF NAHATEE

The foregoing instrument was acknowledged before me this 12th day of January, 2018, by Mary Frances Schultz, a single person, who is personally known to me or _____ who has produced _____ as identification.

Affix seal below:

Terry Remijio
Notary Public Signature

TERRY REMIJIO
Printed Name

GG 073421
Commission Number

June 15, 2021
Expiration Date



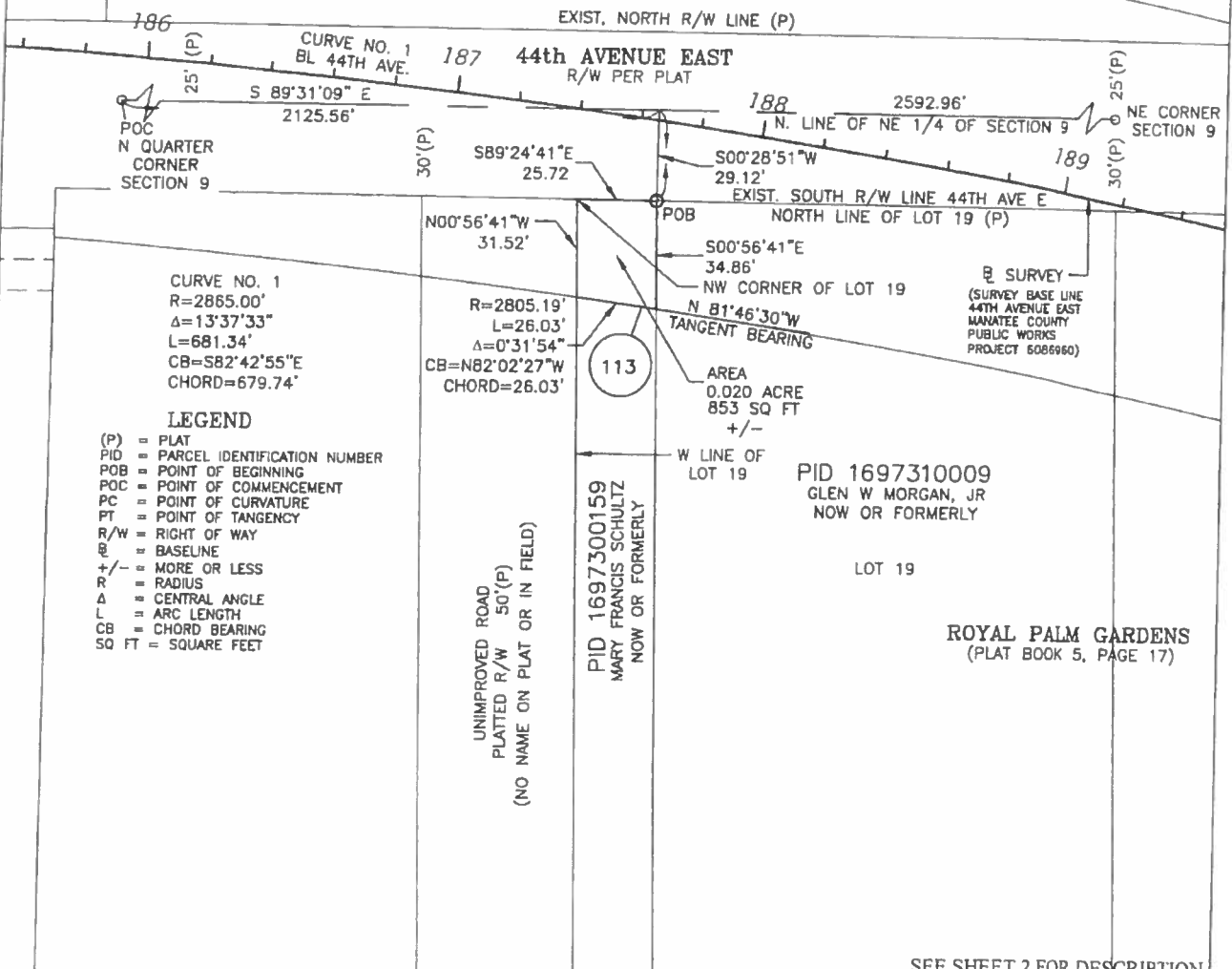
NE 1/4, Section 9, Township 35 South, Range 18 East
 Manatee County, Florida

Exhibit "A"

Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY PUBLIC WORKS
 PROJECT NUMBER 6086960
 (NOT A SURVEY)

Scale: 1" = 50'



SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION

1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941) 748-4501

BY: AECOM TECHNICAL SERVICES, INC.
 7650 W Courtney Campbell Causeway, Suite 700
 Tampa Florida 33607
 Phone (813) 286-1711
 Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2

Section 9, Township 35 South, Range 18 East

Drawing Date: 1/9/17

February 13, 2018 - Regular Meeting
Agenda Item #36

Approved in Open Session 2/13/18,
Manatee County
Board of County Commissioners

Subject

Corrective Warranty Deed from Mary Frances Schultz for property located on 44th Avenue East, Bradenton, Florida PID1697300159

Briefings

None

Contact and/or Presenter Information

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

Charles Meador, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6289

Action Requested

recorded

- Accept Corrective Warranty Deed from Mary Frances Schultz.

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 September 14, 2017, the Board of County Commissioners executed a contract from Mary Frances Schultz for parcel 113 in the amount of \$8,350.00.
- Parcel 113 is a partial acquisition of a vacant site. The partial acquisition is 853 square feet. This parcel is non-homestead and does not contain any buildings or structures.
- The transaction was closed. However, upon review of the original recorded deed the notary acknowledgment did not indicate the identification used to verify the identify of the Grantor.
- Given the notary acknowledgment error, the original deed was never sent to the Board of County Commissioners.
- Instructions were given to the closing agent to correct the error and record a new corrective warranty deed.
- This agenda item is to accept the Corrective Warranty Deed and record the Corrective Warranty Deed in Board Records only.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please email a copy of the approved agenda item to Charles Meador at Charles.meador@mymanatee.org and Eric Shroyer at Eric.shroyer@mymanatee.org. **Distributed 2/15/18, RT**

This agenda item is for Board Records only. The corrective warranty deed has been recorded in Official Records.

Cost and Funds Source Account Number and Name

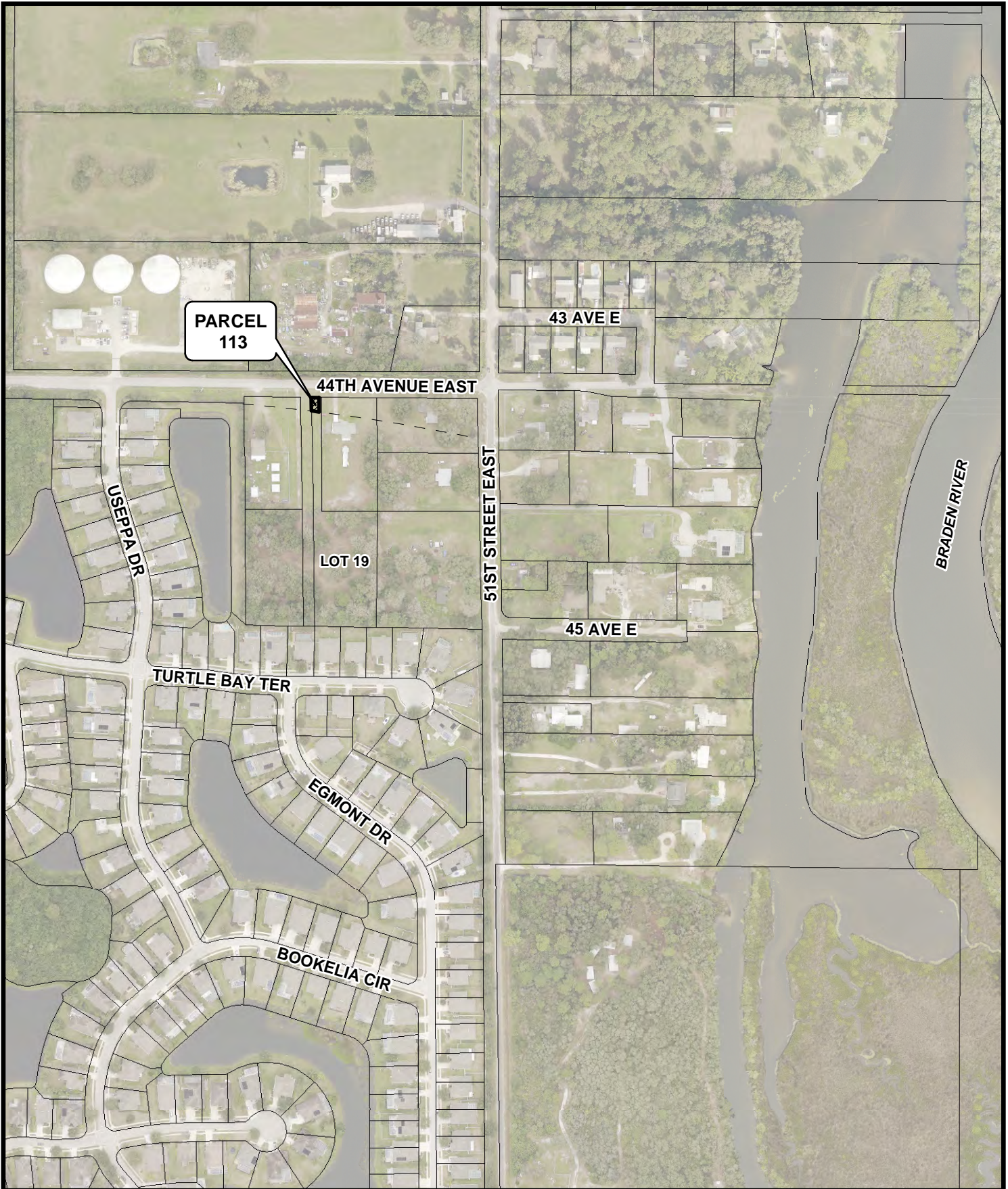
N/A

Amount and Frequency of Recurring Costs

N/A

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

Attachment: [Location Map.pdf](#)



**PARCEL
113**

44TH AVENUE EAST

43 AVE E

LOT 19

51ST STREET EAST

45 AVE E

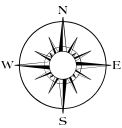
USEPPA DR

TURTLE BAY TER

EGMONT DR

BOOKELIA CIR

BRADEN RIVER



1 inch equals 350 feet

**PARCEL 113
44TH AVENUE EAST
LOT 113 ROYAL PALM GARDENS SUBDIVISION
District 5 - COMMISSIONER VANESSA BAUGH**

