

THIS INSTRUMENT PREPARED BY:
Chris Munyon, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Extension
PROJECT NO: 380-6053913
PARCEL NO: N/A
PID NO: 469400055

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 19 day of Oct., 2017, between **PATRICIA KAYE McCLAIN**, a married woman, joined by her husband **KENNETH W. McCLAIN**, whose mailing address is 11731 69th Street East, Parrish, Florida 34219 (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:
PATRICIA KAYE McCLAIN and
KENNETH W. McCLAIN,
husband and wife

Matthew S. Farmer

First Witness's Signature

Matthew S. Farmer

First Witness's Printed Name

As to Both

Patricia Kaye McClain

Signature

Patricia Kaye McClain

Grantor Printed Name

[Signature]

Second Witness's Signature

Chris Murray

Second Witness's Printed Name

As to Both

Kenneth W. McClain

Signature

Kenneth W. McClain

Grantor Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 19th day of October, 2017, by PATRICIA KAYE McCLAIN, and KENNETH W. McCLAIN, husband and wife who is personally known to me or X who has produced Drivers license of Florida as identification.

Affix seal below:



Matthew S. Farmer

Notary Public Signature

Matthew S. Farmer

Printed Name

SH-146988

Commission Number

10/1/2021

Expiration Date

Exhibit "A"

Sketch of Description

(NOT A SURVEY)

DESCRIPTION: PER OFFICIAL RECORDS BOOK 1725, PAGE 5472, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP, 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S01 DEGREE 35'52"E, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 183.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 69TH STREET EAST; THENCE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 197.10 FEET TO A POINT ON THE EAST LINE OF THE WEST 186.50 FEET OF THE EAST 1/2 OF SAID SE 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S01 DEGREE 34'41"E, ALONG SAID EAST LINE, A DISTANCE OF 1169.52 FEET TO A POINT ON THE SOUTH LINE OF SECTION 30; THENCE N89 DEGREES 44'17" EAST ALONG SAID SOUTH LINE, DISTANCE OF 197.52 FEET; THENCE N01 DEGREE 35'52"W, 1170.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.30 ACRES MORE OR LESS.

SUBJECT TO A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S01 DEGREE 35'52"E, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 183.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 69TH STREET EAST; THENCE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE S01 DEGREE 35'52", 166.89 FEET; THENCE N89 DEGREES 34'55"E, 25.00 FEET; THENCE N01 DEGREE 35'52"W, 166.89 FEET TO THE POINT OF BEGINNING.

NOTES:

1. This Sketch of Description does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The basis of bearings is the is East line of Section 30, Township 33 South, Range 19 East which bears S01°35'52"E. (Deed)
5. The Description on page 1 is incomplete without the Sketch on Page 2.
6. This Sketch of Description utilized American Government Services Corporation Title Report 28154-2 Dated September 13, 2017 @ 8:00 am and Boundary Survey by Leo Mills and Associated job no. B1614 dated 7-21-93.




 Todd E. Boyle, RSM
 Florida Registered Surveyor & Mapper, 6047
 Date: 10/23/2017

Drawing Path: S:\SURVEY\2017 jobs\10_2017\2017001_ Sketch of Description/FT HAMER EXTENTION
Sheet: 1 OF 2
Section 30, Township 33 South, Range 19 East
Drawing Date: 10/20/17

Exhibit "A"

Sketch of Description

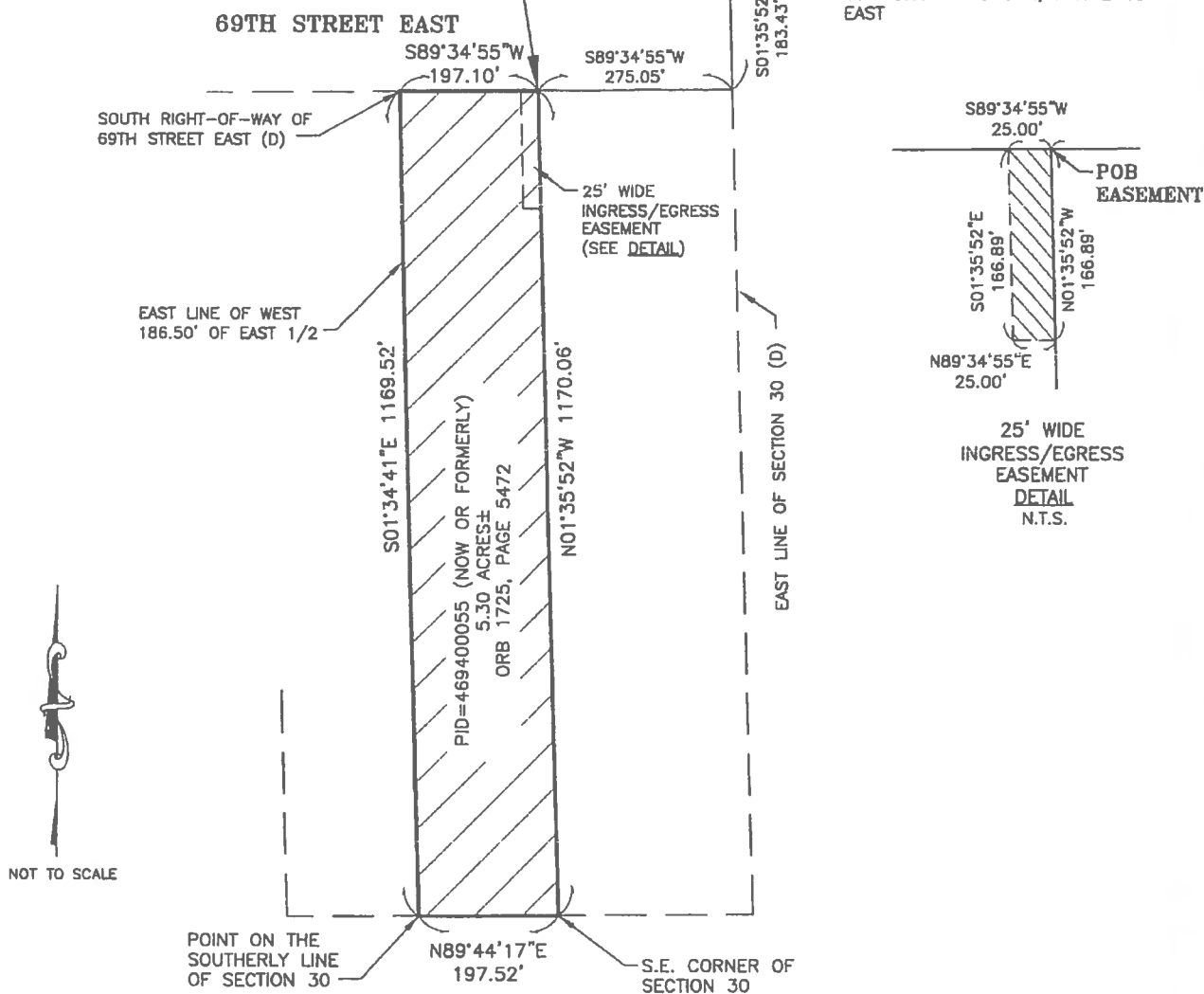
(NOT A SURVEY)

**POINT OF BEGINNING,
PARCEL, AND EASEMENT**

THE NE CORNER OF THE SE 1/4 OF SECTION
30, TOWNSHIP 33 SOUTH, RANGE 19 EAST

**POINT OF
COMMENCEMENT**

THE NE CORNER OF THE SE 1/4
OF THE SE 1/4 OF SECTION 30,
TOWNSHIP 33 SOUTH, RANGE 19
EAST



NOT TO SCALE

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



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

See Page 1 of 2 for Description,
Signature & Seal

- (D) = DEED
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- N.T.S. = NOT TO SCALE
- PT = POINT OF TANGENCY
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- ± = MORE OR LESS

Drawing Path:
S:\SURVEY\2017
jobs\10_2017\2017001_
Sketch of Description/FT
HAMER EXTENTION

Sheet: 2 OF 2

Section 30, Township 33
South, Range 19 East

Drawing Date: 10/20/17

March 6, 2018 - Regular Meeting
Agenda Item #32

Approved in Open Session 3/6/18,
Manatee County
Board of County Commissioners

Subject

Warranty Deed from Patricia Kaye McClain and Kenneth W. McClain for the property located at 11731 69th Street East, Parrish, Florida; PID 469400055

Briefings

None

Contact and/or Presenter Information

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

Chris Munyon, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6285

Action Requested

- Accept Warranty Deed from Patricia Kaye McClain and Kenneth W. McClain.
(Previously Recorded)

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 November 7, 2017, the Board of County Commissioners executed a Contract for Sale and Purchase from Patricia Kaye McClain and Kenneth W. McClain in the amount of \$380,000.00.
- This parcel is a total acquisition located at 11731 69th Street East consisting of a 5.3 acre parcel improved with a single family dwelling.
- The acquisition is required for right-of-way for future improvements and alignment at Fort Hamer Road and Erie Road to U.S. 301 North.
- The real estate transaction has closed. This agenda item is to accept the Warranty Deed and record the Warranty Deed in Board Records.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please notify Chris Munyon at chris.munyon@mymanatee.org and Sia Mollanazar at sia.mollanazar@mymanatee.org.

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

Distributed 3/9/18, RT

Cost and Funds Source Account Number and Name

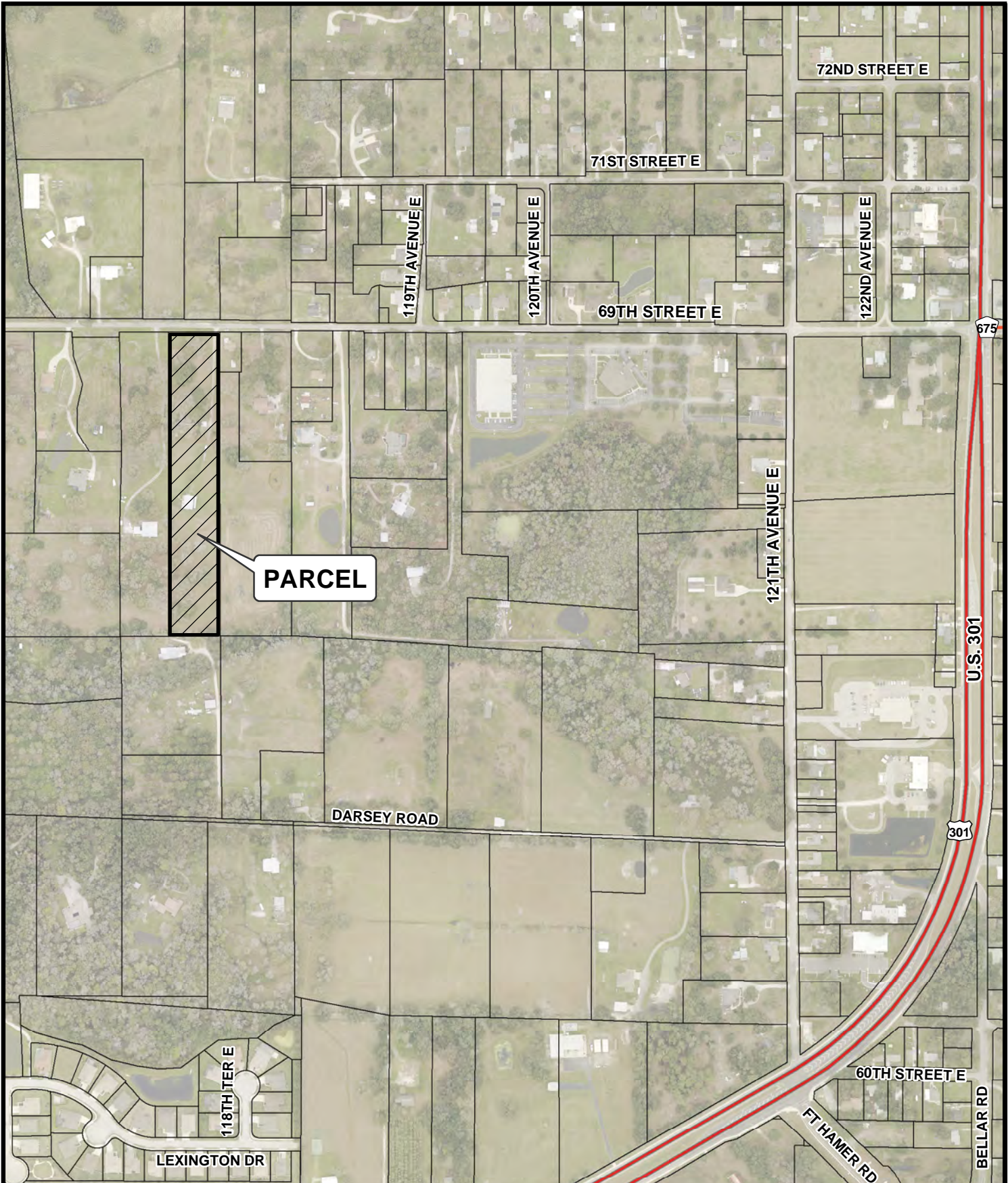
N/A

Amount and Frequency of Recurring Costs

N/A

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

Attachment: [Location Map.pdf](#)



69TH STREET EAST & U.S. 301
FT HAMER EXTENSION
ADDRESS - 11731 69TH STREET EAST

DISTRICT 1 - COMMISSIONER PRISCILLA WHISENANT TRACE



1 inch equals 500 feet