

THIS INSTRUMENT PREPARED BY:

Matthew S. Farmer, Real Property Specialist, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Surplus Property – 725 65th Avenue East
PROPERTY ADDRESS: 725 65th Avenue East, Bradenton, FL 34203
PID#: 6576800004

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

CONTRACT FOR SALE AND PURCHASE OF REAL PROPERTY

THIS CONTRACT FOR SALE AND PURCHASE (“Contract”) is made and entered into this the 10th day of APRIL, 2018 (the “Effective Date”), between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the “**SELLER**”), and **SHARO HERNANDEZ RAMOS**, a Single woman, whose mailing address is 608 58th Avenue Drive East, Bradenton, Florida, 34203 (hereinafter the “**BUYER**”). **SELLER** and **BUYER** are sometimes collectively referred to herein as “Parties” and individually as “Party.”

WHEREAS, BUYER has petitioned the Board of County Commissioners of Manatee County, Florida (hereinafter the “Board”), to convey all interests in and to real property held by Manatee County, Florida (the “County”) as described herein (the “Property”); and

WHEREAS, the Board, pursuant to Section 125.35, Florida Statutes, has determined the Property is not needed for a public purpose and adopted Resolution R-17-065 on November 28, 2017; and

WHEREAS, the Board has further determined that it is in the best interest of the County to sell property to the highest and best bidder; and

WHEREAS, on March 14, 2018, the County held a public bid sale of the Property and received **SELLAR**’s bid for the property in the amount of \$1,800.00, which was the sole bid received for the Property, and was therefore selected as the highest responsive bidder; and

WHEREAS, BUYER will accept the Property “as is” and will indemnify and hold harmless **SELLER** for all existing defects and damages at the Property and any act, occurrence or legal action arising out of the conveyance of the Property pursuant to this Contract.

NOW, THEREFORE: In consideration of the mutual covenants herein contained and other good and valuable consideration, the Parties hereto agree as follows:

1. **RECITALS:** The foregoing recitals are true and correct and are incorporated herein by this reference.

2. **DESCRIPTION OF REAL PROPERTY:** **SELLER** shall sell and **BUYER** shall buy, subject to the terms and conditions set forth herein, that unimproved real property situated, lying and being in the County of Manatee, State of Florida (the "Property"), all as more particularly described as:

LOT 1, W 15 FT LOT 2 BLK 8D WINTER GARDENS UNIT NO 3, ALSO S1/2 OF VAC ALLEY LY N OF SD LOTS P-56-8 PI#65768.0000/4

3. **TITLE:**

A. **County Deed:** At closing, **SELLER** shall deliver to **BUYER** a County Deed conveying title to the Property, subject to any restrictive covenants, reservations, easements, zoning and land use restrictions or regulations. As provided in Section 125.411(3) of the Florida Statutes, said County Deed shall convey only the interest of the **SELLER** in the Property, and shall not be deemed to warrant the title or to represent any other state of facts concerning the same. The County Deed shall be in substantially the form attached hereto as **Exhibit "A"** and shall be incorporated herein by this reference.

4. **PURCHASE PRICE:** The purchase price for the property is **One Thousand, Eight Hundred and 00/100 Dollars (1,800.00)**. Payment shall be in the form of a certified bank or attorney's trust account check, made payable to Manatee County.

A. **Deposit:** On or about March 14, 2018, **BUYER** paid to **SELLER** a deposit of One Hundred Eighty and 00/100 Dollars (\$180.00) (hereinafter "Deposit"), as a condition of the bid for the property, receipt of which is hereby acknowledged and attached hereto, and incorporated herein, as **Exhibit "B."**

B. **Payment:** At the time of closing, **BUYER** shall pay to **SELLER** the full purchase price for the Property less the deposit of One Hundred Eighty and 00/100 Dollars (\$180.00).

5. **TITLE EVIDENCE:** **BUYER** shall have the option to purchase an owners' policy of title insurance on the Property as it deems necessary at **BUYER'S** own expense. Should **BUYER** elect to obtain title insurance, said policy of title insurance must be ordered, at **BUYER'S** expense, within three (3) business of the Effective Date of this Contract.

6. **TITLE DEFECTS:** If a title policy is issued and any defects in title are found, **BUYER** shall have 30 days from the Effective Date of this Contract to either waive the defects,

or withdraw its offer to purchase thereby releasing **BUYER** and **SELLER** from all further obligations under this Contract.

7. **SURVEY**: **BUYER**, within the time allowed for delivery of evidence of title and examination thereof, may have the Property surveyed at **BUYER'S** expense. If the survey, as certified by a registered Florida surveyor, shows any encroachment upon the Property or any improvements intended to be located on the Property which, in fact, encroach upon the lands of others or said survey discloses any encumbrances or defects in title other than those subject to which the Property may be conveyed or that may be dischargeable at time of closing, the same shall be treated as a title defect pursuant to Section 6.

8. **ENVIRONMENTAL SITE ASSESSMENT**: During the period commencing ten (10) days after the Effective Date and ending ten (10) day prior to closing ("Inspection Period"), **SELLER** will permit representative of **BUYER** to enter upon the Property for the purposes of conducting tests, inspections, or examinations that **BUYER** desires in regard to the environmental conditions of the Property, including, but not limited to, the tests, borings, percolation tests and other tests, inspections, or examinations that **BUYER** may order, at its expense, to determine subsurface or topographic conditions of the Property. **BUYER** shall indemnify, defend and hold **SELLER** harmless for any damages to the Property to the extent caused by the failure by **BUYER** or **BUYER'S** representatives to exercise reasonable care in the conduct of such tests, inspections, or examinations. If **BUYER**, in its sole and absolute discretion, shall conclude from the results of the tests or for any other reason or factor that the Property is not feasible or desirable for **BUYER'S** intended purpose and shall so notify **SELLER** in writing of **BUYER'S** conclusion on or before the end of the Inspection Period, this Contract shall be terminated and be of no further force or effect, and no party shall have any rights or claims against one another which might otherwise result from this Contract.

9. **ACCEPTANCE OF PROPERTY "AS IS"; INDEMNIFICATION & HOLD HARMLESS**: In the event **BUYER** does close the sale and purchase of the Property, **BUYER** shall accept the Property "as is", and expressly acknowledges and agrees that:

A. **SELLER** makes no warranties or representations, express or implied, as to the condition or history of the Property, or the suitability of the Property for any intended use of **BUYER**, to include the presence, or lack thereof, of environmental contamination;

B. **SELLER** bears no liability or responsibility to **BUYER** for the same;

C. **BUYER** shall accept and take ownership of the Property, in "as is" condition, by County Deed given by **SELLER** and **BUYER** accepts all responsibility, at its expense, to maintain and repair the Property and **BUYER** shall not obligate **SELLER** to fund any future improvements and/or renovations made at the Property;

D. **BUYER** shall waive any claims against **SELLER** for any defects and/or damages that may exist at the Property at the time of closing the transaction transferring ownership from **SELLER** to **BUYER** and be subsequently discovered by **BUYER** or anyone claiming by, through, under or against the **SELLER**.

E. **BUYER** shall indemnify, keep and save harmless the **SELLER**, its agents, officials and employees, against all claims, suits, actions or proceeding for any act, occurrence, or suit arising out of, or in connection with, the transfer of the Property to the **BUYER** including environmental contamination;

F. **BUYER'S** agreement and obligation to indemnify, defend and hold harmless **SELLER**, its agents, officials and employees against all claims, suits, liabilities, judgments, costs and expenses shall also extend to, cover and relate to any claim, suit, or action arising from or predicated upon **SELLER'S** prior ownership of the Property. **BUYER'S** obligation and agreement to indemnify, defend and hold harmless **SELLER** and those operating under its explicit direction does not include any intentional act of **SELLER** or its agents, officials or employees as aforesaid.

Section 9 shall survive the closing of this transaction.

10. **CLOSING DATE AND PLACE OF CLOSING**: This transaction shall be closed on or before **60 days** from the Effective Date, subject only to an extension of time for obtaining a title policy in accordance with Section 5 above. Closing shall be conducted at 1112 Manatee Avenue West, Suite 800, or at any other location agreeable to both Parties.

11. **NOTICE**: Notice delivered to **SELLER** or to **BUYER**, or mailed to either at their respective mailing addresses shown above, shall be binding respectively upon **SELLER** and **BUYER** wherever notice or the exercising of any option or the making of an election is provided for and permitted herein.

12. **DEFAULT**: Except as otherwise provided herein, if **SELLER** is not in default pursuant to any of the terms of this Contract and **BUYER** fails to purchase the Property or to perform any of the covenants, conditions or warranties of this Contract, **SELLER** shall be entitled to retain the Deposit, such sum being agreed upon as liquidated damages in full payment for the failure of **BUYER** to perform the duties and obligations imposed upon it pursuant to this Contract and in consideration of the removal of the Property from the market, and in recognition of the difficulty, inconvenience, and uncertainty of ascertaining actual damages, and no other rights, remedies, or damages shall in any case be collectible, enforceable, or available to **SELLER** other than as provided in this section, and **SELLER** agrees to accept and take such Deposit as **SELLER'S** total damages and relief hereunder in such event. If **SELLER**, for any reason, fails to perform any of the covenants, conditions, or warranties of this Contract, **BUYER** shall at its option (a) waive the nonperformance and proceed with closing; (b) be entitled to the

immediate return of the Deposit and terminate this contract; or (c) have the remedy of specific performance of this Contract.

13. **TIME**: Time is of the essence with regard to all dates and times set forth in this Contract. Any reference herein to time periods of seven (7) days or less shall, in the computation thereof, exclude Saturdays, Sundays, and legal holidays, and any time period provided for herein which shall end on a Saturday, Sunday or legal holiday shall extend to 4:00 p.m. of the next full business day.

14. **DOCUMENTARY STAMPS AND RECORDING COSTS**: Documentary stamps and the cost of recording the Deed referenced in Section 3 above will be paid by the BUYER. The Deed shall be recorded upon the clearance of funds received in accordance with the requirements of Section 3.

15. **BROKER FEES**: SELLER will pay no commission to any broker in connection with the purchase and sale of the Property.

16. **OTHER AGREEMENTS**: No prior or present agreements or representations shall be binding upon either of the Parties hereto unless incorporated in this Contract. No modifications or changes to this Contract shall be valid or binding upon the Parties unless in writing, executed by the Parties to be bound thereby.

17. **ENTIRE CONTRACT**: This Contract and the Exhibits attached hereto contain the final and entire agreement between the Parties with respect to the sale and purchase of the Property and are intended to be an integration of all prior negotiations and understandings. This Contract supersedes all prior negotiations, understandings, representations, or agreements, both written and oral. BUYER and SELLER shall not be bound by any terms, conditions, statements, warranties, or representations, oral or written, not contained herein. No change or modification of this Contract shall be valid unless the same is in writing and signed by the Parties hereto. No waiver of any provision of this Contract shall be valid unless in writing and signed by the Party who possesses the right to waive enforcement of same.

18. **SEVERABILITY**: If any one or more of the provisions of this Contract should be held contrary to law or public policy, or should for any reason whatsoever be held invalid or unenforceable by a court of competent jurisdiction, then such provision or provisions shall be null and void and shall be deemed separate from the remaining provisions of this Contract, which remaining provisions shall continue in full force and effect, provided that the rights and obligations of the Parties contained herein are not materially prejudiced and the intentions of the Parties continue to be effective.

19. **SURVIVABILITY**: Any term, condition, covenant, or obligation which requires performance by either Party subsequent to the Closing shall remain enforceable against such Party subsequent to the Closing.

20. **AUTHORIZATION**: Each Party represents to the other that such Party has authority under all applicable laws to enter into this Contract, that all of the procedural requirements imposed by law upon each Party for the approval and authorization of this Contract have been properly completed, and that the persons who have executed the Contract on behalf of each Party are authorized and empowered to execute said Contract.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

IN WITNESS WHEREOF, the Parties hereto have executed this Contract for Sale and Purchase on the date first above written.

BUYER: SHARO HERNANDEZ RAMOS

Signed, sealed, and delivered in the presence of:

Chris Munyon

Witness

Chris Munyon

Printed Name

Veronica Rucos

Witness
Veronica Rucos

Printed Name

Sharo L. Hernandez-Ramos

Signature

Sharo L. Hernandez-Ramos 03/15/18

Printed Name and Date

SELLER:

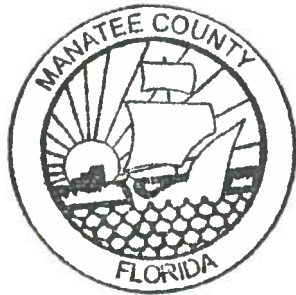
MANATEE COUNTY, a political subdivision of the State of Florida

By: its Board of County Commissioners

By: *Christine Lu*

Chairperson

Date: *4/10/18*



ATTEST: ANGELINA COLONNESO
Clerk of the Circuit Court and
Comptroller of Manatee County

By: *Rubin Roth, Jr*

Deputy Clerk

EXHIBIT "A"

FORM OF COUNTY DEED

Please See Attached.

THIS INSTRUMENT PREPARED BY:

Matthew S. Farmer, Real Property Specialist, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Surplus Property – 725 65th Avenue East
PROPERTY ADDRESS: 725 65th Avenue East, Bradenton, FL 34203
PID#: 6576800004

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

COUNTY DEED

(Pursuant to Section 125.411, Florida Statutes)

THIS DEED, made this ____ day of April 2018, by **MANATEE COUNTY**, a political subdivision of the State of Florida, party of the first part, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and **SHARO HERNANDEZ RAMOS**, a Single woman, party of the second part, whose mailing address is 608 58th Avenue Drive East, Bradenton, Florida, 34203.

WITNESSETH, that said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its heirs and assigns forever, the following described land, lying and being in Manatee County, Florida, more particularly described in Exhibit “A” attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Chairman thereunto duly authorized as the day and year first written above.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

**MANATEE COUNTY, a political subdivision of the
State of Florida**

By: its Board of County Commissioners

Witness Signature

By: _____
Priscilla Trace, Chairperson

Printed Name

Date: _____

Witness Signature

Attest: Angelina M. Colonneso
CLERK OF THE CIRCUIT COURT

Printed Name

By: _____
Deputy Clerk

(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

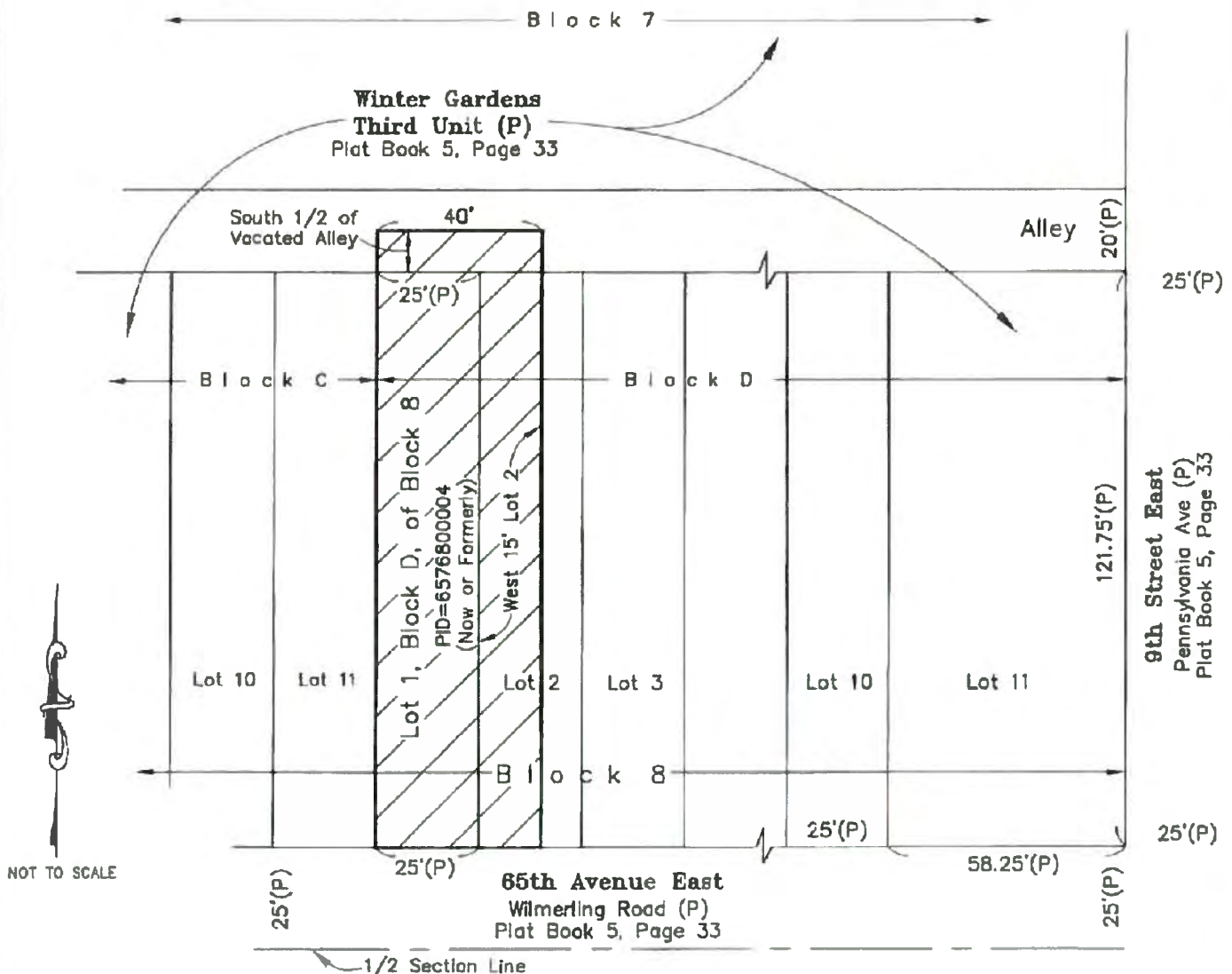
The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by Priscilla Trace, as Chairperson of Manatee County Florida, a political subdivision of the State of Florida, who is _____ personally known to me or _____ has produced _____ as identification.

Exhibit "A"

Sketch of Description

(NOT A SURVEY)

DESCRIPTION: That Parcel described in Official Records Book 1659 Page 6692 of the Public Records of Manatee County, Florida and more specifically described as follows: Lot 1 and west 15 feet of Lot 2, Block 8D and South 1/2 of the vacated alley, WINTER GARDENS THIRD UNIT, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida,



NOTES:

1. This Description and Sketch 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.

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION

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

Todd E. Boyle, RSM
 Florida Registered Surveyor & Mapper, 6047
 Date: 1/16/2017

ORB = OFFICIAL RECORDS BOOK
 PC = POINT OF CURVATURE
 (P) = PLAT
 PID = PARCEL IDENTIFICATION NUMBER
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 PRC = POINT OF REVERSE CURVATURE
 PT = POINT OF TANGENCY
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 SF = SQUARE FEET
 ± = MORE OR LESS

Drawing Path:
 S:\SURVEY\2017\01_Jan
 2017\20160101_725-65th
 Ave E Surplus PID
 6576800004 D&S
 Sheet: 1 OF 1
 Section 24, Township 35
 South, Range 17 East
 Drawing Date: January 6, 2017

EXHIBIT "B"

PROOF OF BUYER'S DEPOSIT

Please See Attached.

MANATEE COUNTY BOARD OF COUNTY COMMISSIONERS

MANATEE COUNTY FLORIDA

BATCH # BC03168A

DATE 03/16/18

CUSTOMER NAME: BCC

DESCRIPTION: P&NRD ENVIRONMENTAL

SURPLUS PROPERTY SALE

RECEIPT TOTAL \$180.00

CHECK AMOUNT/NUMBER \$180.00 #122805369

CASH AMOUNT

"Pride in Service with a Vision to the Future"



Manatee County Surplus Property Bid Submittal Form

Property located at – 725 65th Avenue East, Bradenton Florida

Name of Bidder as you want it on the deed:

Sharo Hernandez Ramos

Address of Bidder/s:

608 58th Ave Dr - E, Bradenton

Telephone Number of Bidder/s:

941-462-8693 - 941-580-7

*Up to 3 alternative phone numbers may be listed

Intended Use of Property:

To Build

Bid Amount:

\$ 1,800 =

Bid Deposit 10% of Bid:

\$ 180

*Must be a personal check drawn on an account from a bank in Ma

Check Number:

122805369

Signature of Bidder/s:

Sharo Hernandez Ramos

Printed name of Bidder/s:

Sharo Hernandez Ramos

Date:

3/8/2018

Valid Money Order includes: 1. Heat sensitive, red icon AND 2. True watermark, hold to light to view.

intermex
Intermex Wire Transfer, LLC
9480 S. Dixie Hwy., MIAMI, FL 33156
1-866-242-4542

TO AUTHENTICATE RUB HERE

MANATEE COUNTY
SHARO HERNANDEZ RAMOS

INTERNATIONAL MONEY ORDER
75 555 912
NOT VALID OVER \$1000.00
0370872018

122805369
FL-2544

*****\$1,800.00*****
ONE HUNDRED ***
EIGHTY DOLLARS *
00 CENTS ****

PAY EXACTLY
45AED4EE9E234F9

122805369
MONEY ORDER NUMBER

PAY TO THE ORDER OF:
IMPORTANT - SEE BACK BEFORE CASHING
SHARO HERNANDEZ RAMOS

PURCHASER, SIGNER FOR DRAWER

ADDRESS:
Payable Through
NORTH AMERICAN BANKING COMPANY
MINNESOTA

ISSUER/DRAWER
Intermex Wire Transfer, LLC

By signing you agree to the service charge and other terms on the reverse side.

www.intermexonline.com

10912155581: 889990122805369

*Any alternative terms or extraneous information in the bid will result in rejection of the bid for failure to meet the bidding requirements

THIS INSTRUMENT PREPARED BY:

Matthew S. Farmer, Real Property Specialist, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

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WITNESSETH, that said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, its heirs and assigns forever, the following described land, lying and being in Manatee County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name by its Chairman thereunto duly authorized as the day and year first written above.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

MANATEE COUNTY, a political subdivision of the State of Florida

By: its Board of County Commissioners

Diane E Vollmer

Witness Signature

DIANE E. VOLLMER

Printed Name

Q Acevedo

Witness Signature

Quantana Acevedo

Printed Name

By: *Priscilla Trace*

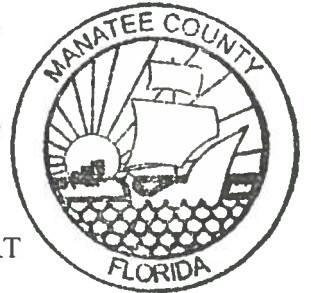
Priscilla Trace, Chairperson

Date: *4/10/18*

Attest: Angelina M. Coloneso
CLERK OF THE CIRCUIT COURT

By: *Robin Pith DC*

Deputy Clerk



(Signature of two witnesses or secretary required by law)

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 10 day of April, 2018, by Priscilla Trace, as Chairperson of Manatee County Florida, a political subdivision of the State of Florida, who is personally known to me or has produced _____ as identification.

Marianne Lopata

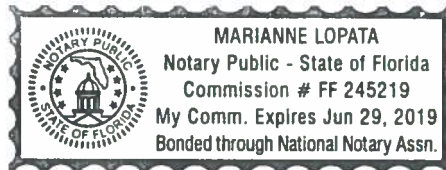
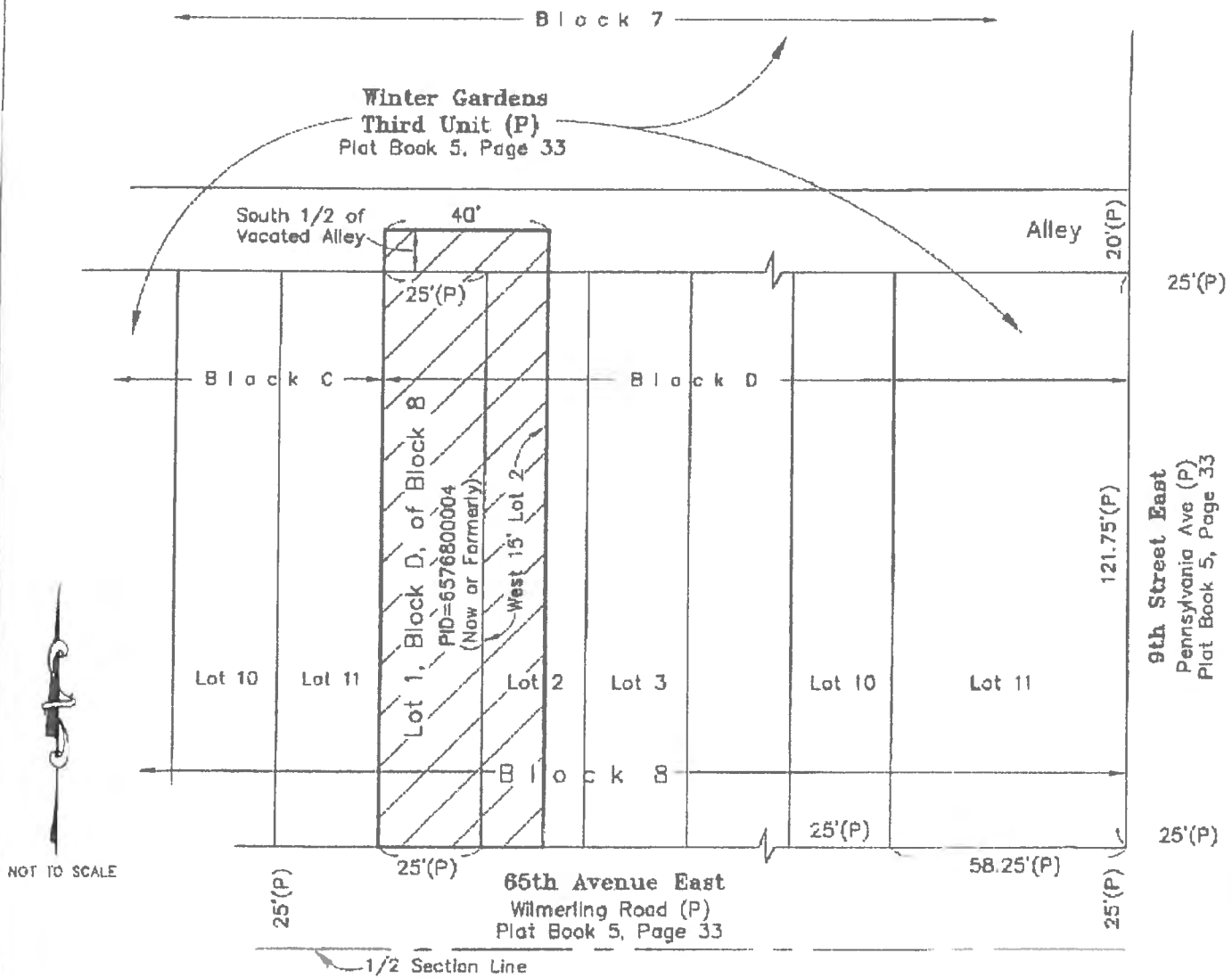


Exhibit "A"

Sketch of Description

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NOT TO SCALE

- NOTES:**
1. This Description and Sketch 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.

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION

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

Todd E. Boyle
Todd E. Boyle, RSM
Florida Registered Surveyor & Mapper, 6047
1/16/2017
Date

- ORB = OFFICIAL RECORDS BOOK
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- ± = MORE OR LESS

Drawing Path:
S:\SURVEY\2017\01_Jan
2017\20180101_725-65th
Ave E Surplus PID
657680004 G&S

Sheet 1 of 1

Section 24, Township 35
South, Range 17 East

Drawing Date: January 6, 2017

April 10, 2018 - Regular Meeting
Agenda Item #33

Approved in Open Session 4/10/18,
Manatee County
Board of County Commissioners

Subject

Sale and Purchase of Surplus Real Property located at 725 65th Avenue East, Bradenton, Florida 34203

Briefings

None

Contact and/or Presenter Information

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

Matthew S. Farmer, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3993

Action Requested

- Execution of Contract for Sale and Purchase of Real Property owned by Manatee County to Sharo Hernandez Ramos; and
- Execution of County Deed to Sharo Hernandez Ramos.

Enabling/Regulating Authority

- Florida Statute, Section 123.35; County authorized to sell real and personal property and to lease real property.

Background Discussion

- On December 19, 2000, Manatee County acquired the property via Tax Deed recorded in Official Records Book 1659, Page 6692, Public Records of Manatee County, Florida, Tax Deed Docket 1436.
- On November 28, 2017, the Board of County Commissioners adopted Resolution R-17-065 declaring the property as surplus and authorizing the sale of such property.
- The property was offered for sale in accordance with Florida Statute 125.35, Subsection two (2).
- A notice of sale dated February 16, 2018, was delivered to adjacent property owners via certified mail.
- Newspaper notices were advertised in the local newspaper on 2/18/2018, 2/25/2018, 3/4/2018, and 3/11/2018 as required by Florida Statutes.
- On March 14, 2018, the County held a public bid sale and received one bid, which, as such, is the best and highest bidder.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please return a copy of the executed Contract for Sale and Purchase of Real Property, original, executed County Deed, and approved agenda item to Matthew S. Farmer at matthew.farmer@mymanatee.org, Wendy Fuller, Treasury Management, at wendy.fuller@manateeclerk.com, and Dinorah Difonzo at dinorah.difonzo@mymanatee.org. **Distributed 4/11/18, RT**

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Contract For Sale - Ramos.pdf](#)

Attachment: [County Deed - Ramos.pdf](#)

Attachment: [Herald Ad - Ramos.pdf](#)

Attachment: [Location Map - 725 65th Avenue East.pdf](#)

BRADENTON HERALD

WWW.BRADENTON.COM
P.O. Box 921
Bradenton, FL 34206-0921
1111 3rd Ave. W.
Bradenton, FL 34205-8894
941-746-7355

Bradenton Herald
Published Daily
Bradenton, Manatee County, Florida

STATE OF FLORIDA
COUNTY OF MANATEE

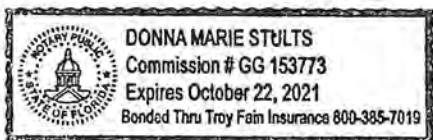
Before the undersigned authority personally appeared Christy Habony, who, on oath, says that she is a Legal Advertising Representative of The Bradenton Herald, a daily newspaper published at Bradenton in Manatee County, Florida; that the attached copy of the advertisement, being a Legal Advertisement in the matter of **Sale of County Land**, was published in said newspaper in the issue(s) of **02/18/2018, 02/25/2018, 03/04/2018 and 03/11/2018**.

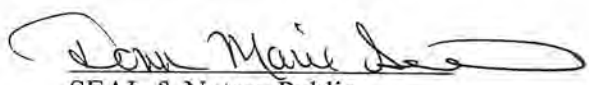
Affidavit further says that the said publication is a newspaper published at Bradenton, in said Manatee County, Florida, and that the said newspaper has heretofore been continuously published in said Manatee County, Florida, each day and has been entered as second-class mail matter at the post office in Bradenton, in said Manatee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



(Signature of Affiant)

Sworn to and subscribed before me this
12 Day of March, 2018




SEAL & Notary Public

Personally Known _____ OR Produced Identification _____
Type of Identification Produced _____

**NOTICE
SALE OF COUNTY LAND**

In accordance with Florida Statutes §125.35, notice is given that Manatee County is offering for sale vacant real property located at 725 65th Avenue East, Bradenton, Florida, more specifically described as:

Lot 1 and west 15 feet of Lot 2, Block 8D and South ½ of the vacated alley, WINTER GARDENS THIRD UNIT, as recorded in Plat Book 5, Page 33 of the Public Records of Manatee County, Florida.

The property will be sold "as is" by deed and subject to all zoning and land use limitations. Bidders shall conduct such title searches and other investigations as the bidder deems appropriate. Bidders must rely solely upon their own research and not on any information provided by the officers, employees or agents of Manatee County. The successful bidder shall pay all documentary stamps and recording fees.

Bids shall be submitted in a sealed envelope labeled "Bid for Property at 725 65th Avenue East" and shall include a bid deposit in the form of a cashier's check, certified funds or a money order in the amount of 10% of the bid price. The envelope must contain a sheet with the name, telephone number, address of the bidder, bid price and the intended purpose or use of the property. The deed will be issued in the name of the bidder as it is written on the bid. Up to three alternative phone numbers may be included. Any alternative terms or extraneous information in the bid will result in rejection of the bid for failure to meet the bidding requirements.

Bids must be delivered to the Manatee County Property Management Division by hand delivery to:

Property Management
1112 Manatee Ave West,

Suite 800
Bradenton, Florida 34205
*Note envelope needs to be labeled "Bid for Property at 725 65th Avenue East"

or by mail to:

P.O. Box 1000
Bradenton, Florida 34206
*Note envelope needs to be labeled "Bid for Property at 725 65th Avenue East"

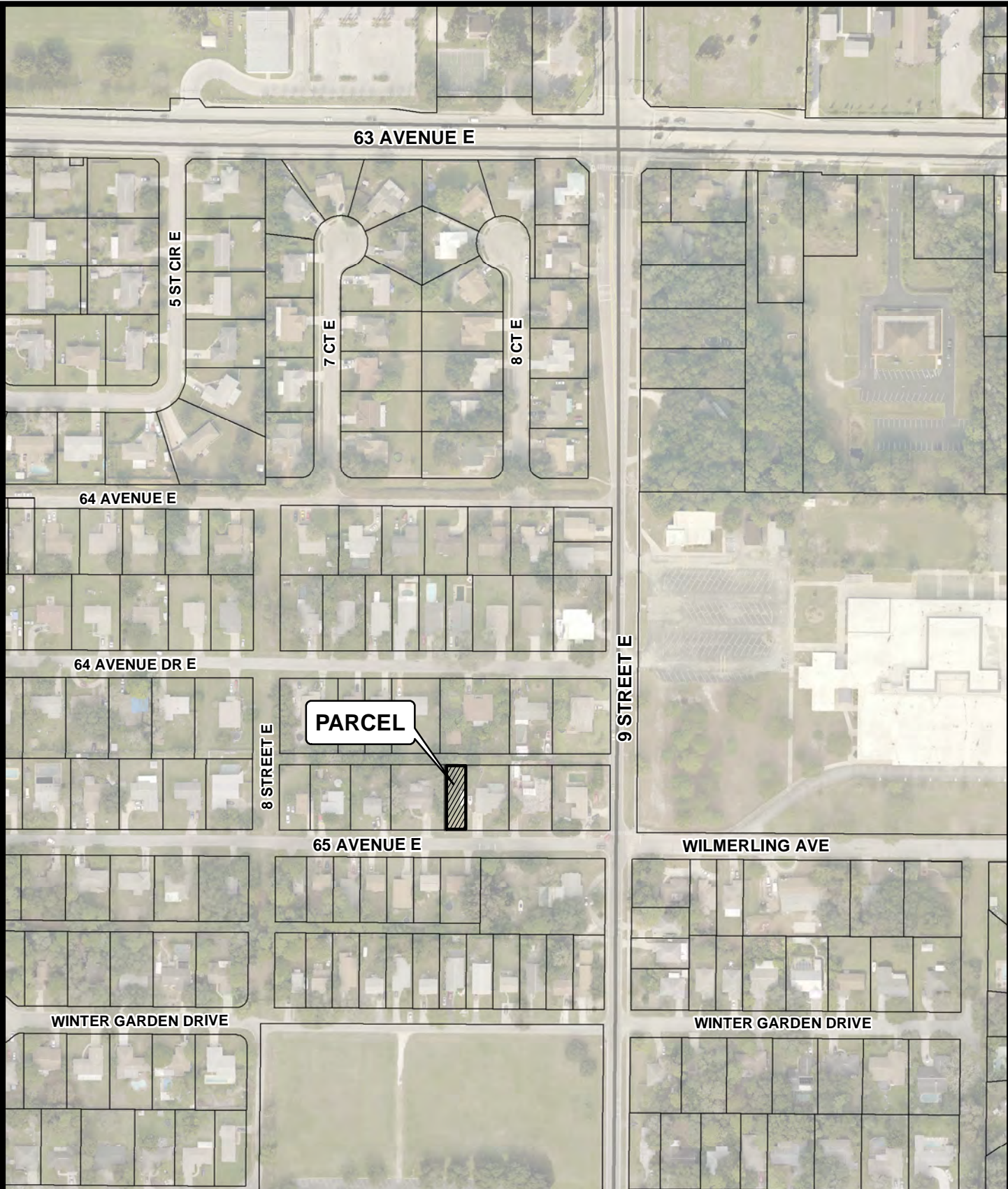
Bids must be received by no later than 4:00 p.m. the 14th day of March 2018 and will be opened at the Manatee County Property Acquisition Division, 1112 Manatee Avenue West, Suite 868H, Bradenton, Florida, 34205 immediately following the 4 p.m. deadline. The bidder accepts the risk of late delivery by postal or other delivery service and absolutely no bid will be accepted after the date and time stated above.

This property will be sold with NO minimum bid requirement.

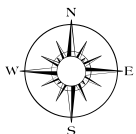
Promptly after opening, the recommended bidder complying with this notice will be announced and, if not present, contacted by telephone. The recommended bidder will be given 24 hours to sign a Contract for Sale that will be presented to the Manatee County Board of County Commissioners for final approval and authorizing signature. Within 60 days of execution by the Board of County Commissioners, a closing of the property will be scheduled and the property will be signed over to the recommended bidder. Upon failure to either sign the Contract for Sale or to close within the 60 days allotted, the bid deposit will be used to defray the cost of advertising, property maintenance, and deficiency in resoliciting bids if the highest bidder fails to proceed with the purchase. All other deposits will be returned to bidders to the address provided with their bid.

This Notice as approved by the Manatee County Board of County Commissioners pursuant to Resolution R-17-065 and the signed, sealed bid shall constitute the entire understanding between the parties.

The Board of County Commissioners has the right to reject any and all offers to purchase at any time for any reason.
2/18/2018, 2/25/2018, 3/4/2018,
3/11/2018



PARCEL



1 inch equals 250 feet

**725 65TH AVENUE EAST
LOT 8D BLOCK 1
WINTER GARDENS UNIT NO 3
DISTRICT 4 - Robin DiSabatino**

