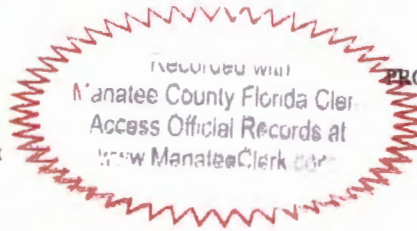


**THIS INSTRUMENT PREPARED BY:**  
Denise Escobosa, Consultant Project Manager  
Independence Acquisition and Appraisal, LLC  
On behalf of Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Ste. 800  
Bradenton, FL 34205



PROJECT NAME: 44<sup>th</sup> Ave East  
PROJECT NO: 6086960  
PARCEL NO: 136  
PID NO: 1494214404

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

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 26<sup>th</sup> day of February, 2018, between **JASON T. CROSS AND JEFFREY D. TAYLOR**, as **joint tenants with rights of survivorship**, whose mailing address is 4305 62<sup>nd</sup> Street East, Bradenton, FL, 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 2018 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 ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGES.**

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

**GRANTOR:**

**Jason T. Cross**, as joint tenant with rights of survivorship

Kimberly L. Sewell  
First Witness Signature

Kimberly L. Sewell  
First Witness Printed Name

[Signature]  
Signature

JASON CROSS  
Grantor Printed Name

Kathy L. Sasse  
Second Witness Signature

Kathy L. Sasse  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, 2018, by Jason T. Cross, as joint tenant with rights of survivorship, who X is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

Affix seal below:



[Signature]  
Notary Public Signature

Kristen A. Fernandez  
Printed Name

FF 107894  
Commission Number

June 14, 2018  
Expiration Date

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

**GRANTOR:**

**Jeffrey D. Taylor**, as joint tenant with rights of survivorship

Kimberly L. Sewell  
First Witness Signature  
Kimberly L. Sewell  
First Witness Printed Name

[Signature]  
Signature  
Jeff Taylor  
Grantor Printed Name

Kathy L. Sasse  
Second Witness Signature  
Kathy L. Sasse  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of February, 2018, Jeffrey D. Taylor, as joint tenant with rights of survivorship, who  is personally known to me or \_\_\_\_\_ who has produced \_\_\_\_\_ as identification.

Affix seal below:



[Signature]  
Notary Public Signature  
Kristen A. Fernandez  
Printed Name  
FF107894  
Commission Number  
June 14, 2018  
Expiration Date

SE 1/4, Section 3 and the SW 1/4, Section 2, 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)



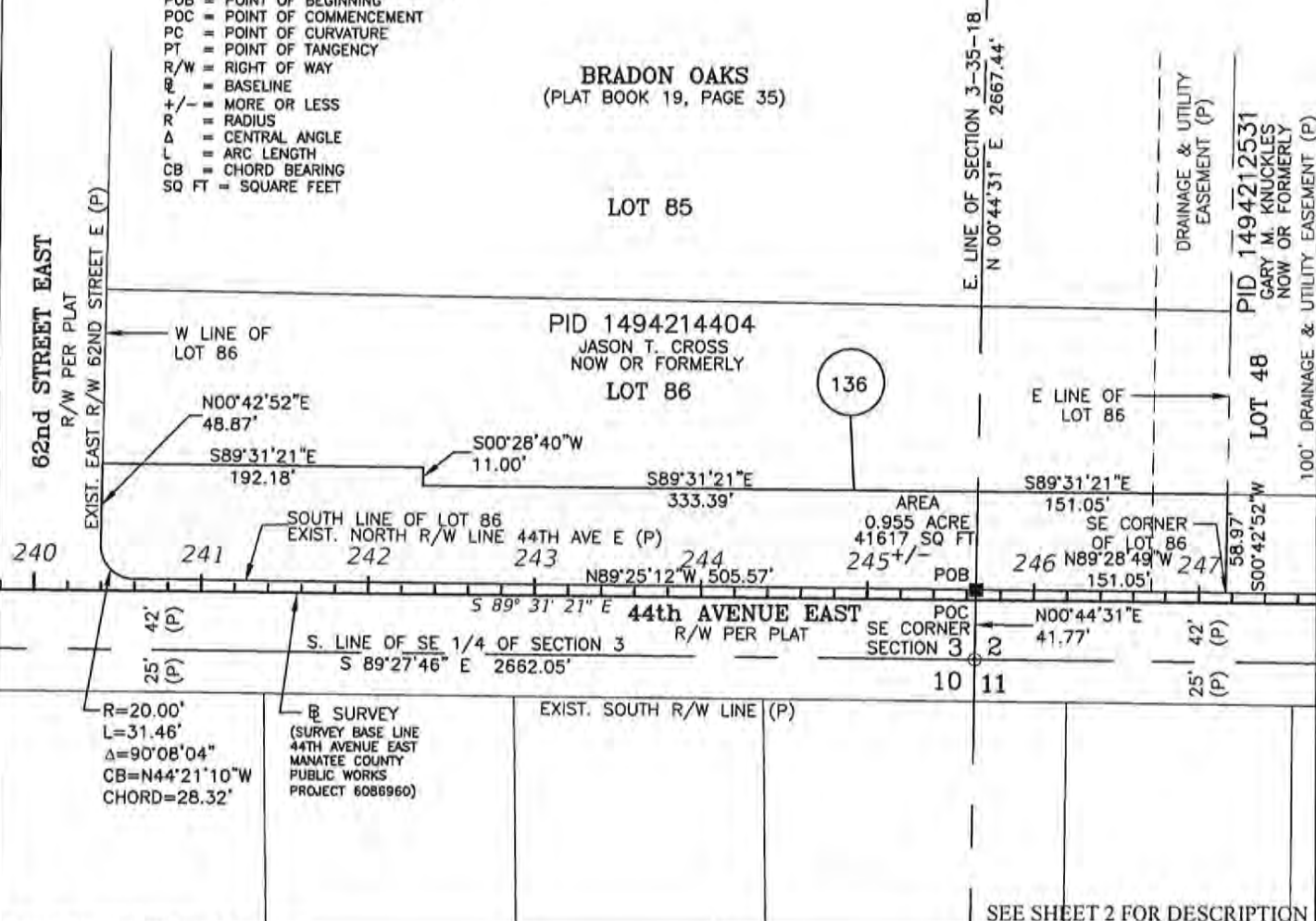
### LEGEND

- (P) = PLAT
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- B = BASELINE
- +/- = MORE OR LESS
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- SQ FT = SQUARE FEET

**BRADON OAKS**  
 (PLAT BOOK 19, PAGE 35)

LOT 85

PID 1494214404  
 JASON T. CROSS  
 NOW OR FORMERLY  
 LOT 86



R=20.00'  
 L=31.46'  
 Δ=90°08'04"  
 CB=N44°21'10"W  
 CHORD=28.32'

B SURVEY  
 (SURVEY BASE LINE  
 44TH AVENUE EAST  
 MANATEE COUNTY  
 PUBLIC WORKS  
 PROJECT 6086960)

EXIST. SOUTH R/W LINE (P)

SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY  
 MANAGEMENT DEPARTMENT  
 SURVEY DIVISION

1112 MANATEE AVENUE WEST  
 BRADENTON, FLORIDA, 34205,  
 (813)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 3 and 2,  
 Township 35 South,  
 Range 18 East

Drawing Date: 1/9/17



# Exhibit "A"

## Description and Sketch

**LEGAL DESCRIPTION**

44th Avenue East (Manatee County Public Works Project Number 6086960)

Parcel Number 136

44th Avenue East

Manatee County

That part of Lot 86, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being in Sections 2 and 3, Township 35 South, Range 18 East being more particularly described as follows:




Commence at the Southeast Corner of said Section 3; thence North 00° 44' 31" East along the East line of said Section, a distance of 41.77 feet to the South line of said Lot 86 and the North right-of-way line of 44th Avenue East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida; to the POINT OF BEGINNING; thence North 89° 25' 12" West along the South Line of Lot 86 and said North right-of-way line, a distance of 505.57 feet to the beginning of a tangent curve concaved northerly and having a radius of 20.00 feet; thence, run westerly 31.46 feet along the arc of said curve through a central angle of 90° 08' 04" to the West line of Lot 86, and the East right-of-way line of 62nd Street East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida; thence North 00° 42' 52" East along the West line of Lot 86 and said East right-of-way line, a distance of 48.87 feet; thence South 89° 31' 21" East a distance of 192.18 feet; thence South 00° 28' 40" West a distance of 11.00 feet; thence South 89° 31' 21" East a distance of 333.39 feet to the East line of said Section 3; thence South 89° 31' 21" East a distance of 151.05 feet to the East line of said Lot 86; thence South 00° 42' 52" West along said East line, a distance of 58.97 feet to the Southeast corner of said Lot 86 and the North right-of-way line of 44th Avenue East; thence North 89° 28' 49" West along the South line of Lot 86 and said North right-of-way line, a distance of 151.05 feet to the POINT OF BEGINNING.

Containing 0.955 acres or 41,617 square feet, more or less.

**General Notes:**

- 1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the south line of the Southeast Quarter of Section 3, Township 35 South, Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" East.
- 2) This legal description and sketch is supported by a Specific Purpose Survey dated 2/16 prepared under the responsible charges of Richard Edgerton, Professional Survey and Mapper Number 4292 of ZNS Engineering.
- 3) This legal description and sketch is incomplete without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SEE SHEET 1 FOR SKETCH  
 NOT A BOUNDARY SURVEY  
 PARCEL ID NO. 1494214404.

 <p>MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p>1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205 (941)748-4501</p>	<p>AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. LB7860</p> <div style="text-align: center;">               Gary W. Lutes, PSM              Florida Professional Surveyor &amp; Mapper, LS4367              7660 West Courtney Campbell Causeway              Tampa, FLORIDA, 33607-1462              Telephone No. (813)285-1711         </div>	<div style="text-align: center;">  </div>	<p>Sheet: 2 OF 2</p> <hr/> <p>Section 3 and 2, Township 35 South, Range 18 East</p> <hr/> <p>Drawing Date: 1/9/17</p>
<p>8/7/17 Date</p>		<p>Drawn By: E. Metcalf Checked By: G. Lutes</p>	

4/24/18

April 24, 2018 - Regular Meeting  
Agenda Item #30

Subject

Warranty Deed from Jason T. Cross and Jeffrey D. Taylor for property located at 4305 62nd Street East, Bradenton, Florida 34208; PID 1494214404

Briefings

None

Contact and/or Presenter Information

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

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

Action Requested

**Previously recorded**

- Accept Warranty Deed from Jason T. Cross and Jeffrey D. Taylor.

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 Jason T. Cross and Jeffrey D. Taylor in the amount of \$414,218.00.
- Parcel 136 is a partial acquisition of 41,617 square feet. This homestead parcel located at 4305 62nd Street East serves as their primary residence.
- This parcel is required for the 44th Avenue East Road Improvement Project from 45th Street East to 44th Avenue Plaza East (Project Number 399-6086960).
- Independence Acquisition and Appraisal, LLC, was contracted to negotiate an agreement for the land with these owners for this project.
- The real estate transaction has closed and the deed has been recorded. This agenda item is to accept the warranty deed and record the 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    **Emailed 4/25/18**

Please notify Tim Cristello at [Tim.Cristello@mymanatee.org](mailto:Tim.Cristello@mymanatee.org) and Eric Shroyer at [eric.shroyer@mymanatee.org](mailto:eric.shroyer@mymanatee.org) of this approved agenda item.

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

Cost and Funds Source Account Number and Name

N/A

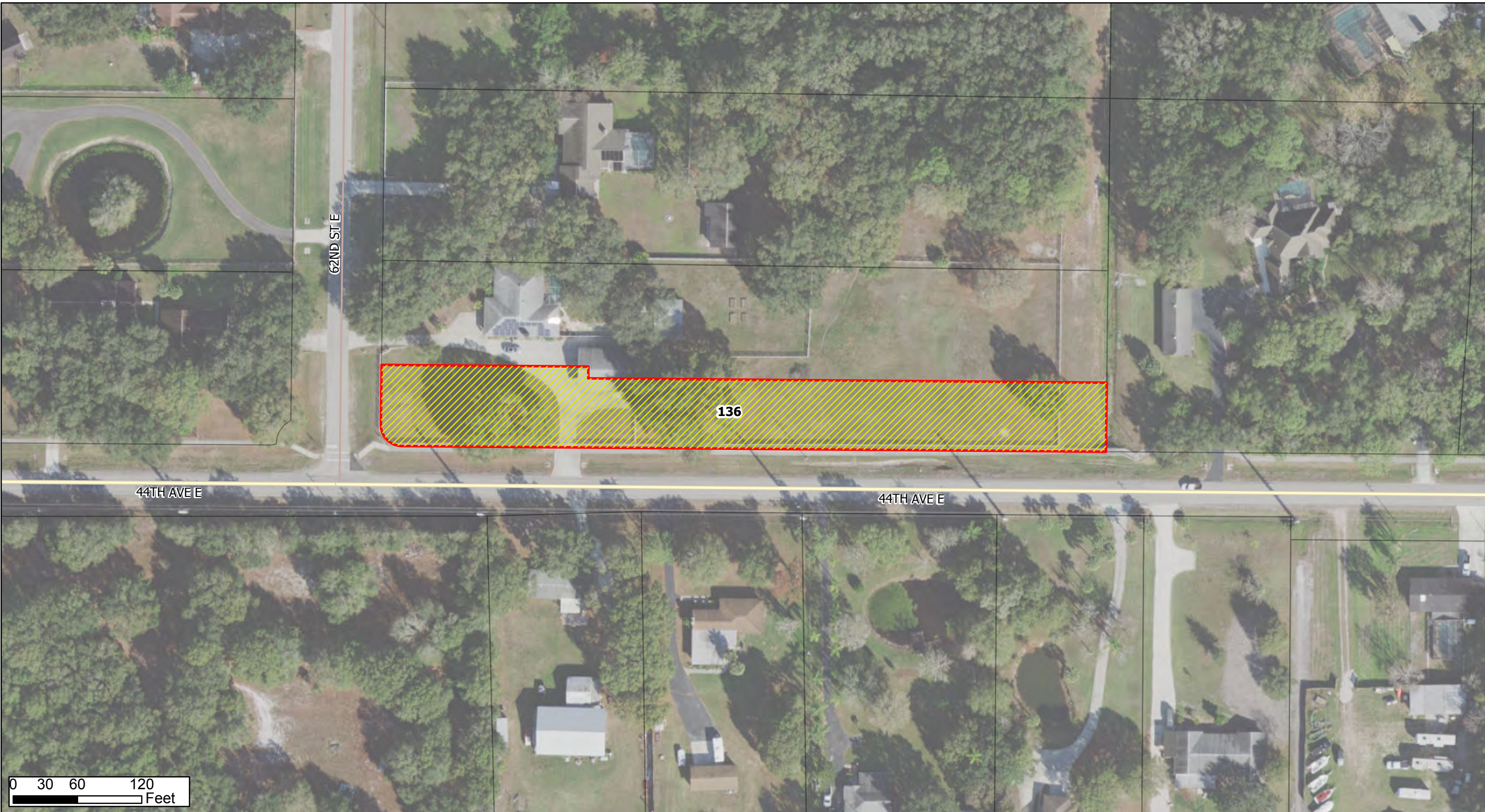
Amount and Frequency of Recurring Costs

N/A

Attachment: [Warranty Deed Jason T. Cross and Jeffrey D. Taylor Parcel 136.pdf](#)

Attachment: [Location Map Parcel 136.pdf](#)





**Parcel #136**  
**44TH AVENUE EAST**  
**PROJECT NUMBER 6086960**

**District 5 - Commissioner Vanessa Baugh**

