



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: 145
PID NO: 1513300002

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 27th day of March, 2018, between **HARRY PINCUS AND WANDA PINCUS**, husband and wife, whose mailing address is 4311 52nd 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 PAGE.

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

GRANTOR:

Harry Pincus, husband

Denise Escobosa
First Witness Signature

Harry Pincus
Signature

Denise Escobosa
First Witness Printed Name

Harry Pincus
Grantor Printed Name

Angelia Stevenson
Second Witness Signature

Angelia Stevenson
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 27th day of March 2018,
by Harry Pincus, husband, who is personally known to me or _____ who has produced
N/A as identification.

Affix seal below:



ANGELIA STEVENSON
Commission # GG 123678
Expires July 12, 2021
Bonded Thru Budget Notary Services

Angelia Stevenson
Notary Public Signature

Angelia Stevenson
Printed Name

GG 123678
Commission Number

7-12-2021
Expiration Date

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

GRANTOR:
Wanda Pincus, wife

Denise Escobosa
First Witness Signature

Wanda Pincus
Signature

Denise Escobosa
First Witness Printed Name

WANDA PINCUS
Grantor Printed Name

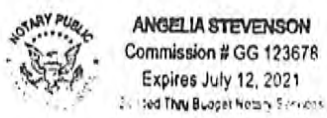
A. Stevenson
Second Witness Signature

Angela Stevenson
Second Witness Printed Name

STATE OF Florida
COUNTY OF manatee

The foregoing instrument was acknowledged before me this 27th day of March 2018,
Wanda Pincus, wife, who is personally known to me or who has produced
N/A as identification.

Affix seal below:



A. Stevenson
Notary Public Signature

Angela Stevenson
Printed Name

GG 123678
Commission Number

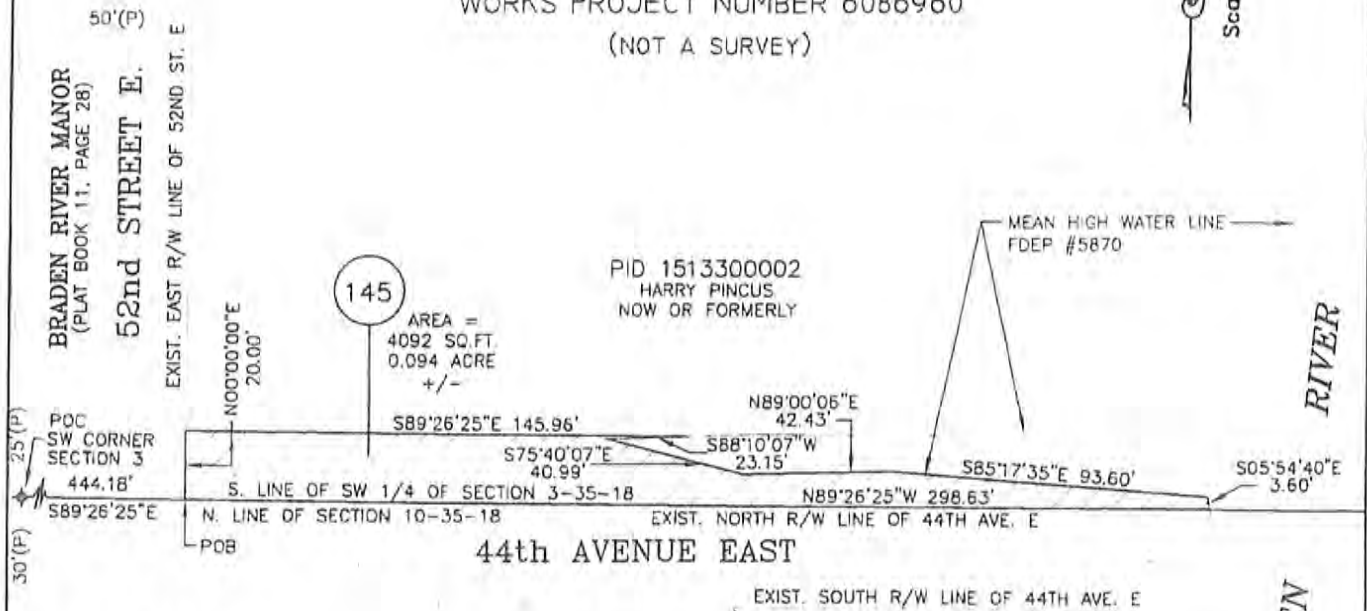
7-12-2021
Expiration Date

SE 1/4, Section 3, 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
- ORB = OFFICIAL RECORD BOOK
- FT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- B = BASELINE
- +/- = MORE OR LESS
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- ORB = OFFICIAL RECORD BOOK
- SD FT = SQUARE FEET
- STA. = STATION
- FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION

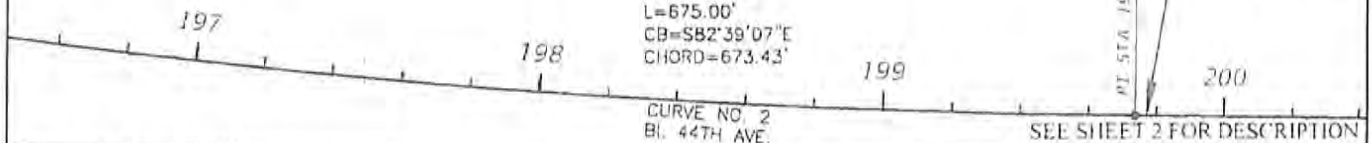
ROYAL PALM GARDENS
 (PLAT BOOK 5, PAGE 17)

CURVE NO. 2
 R=2865.00'
 Δ=13°29'56"
 L=675.00'
 CB=S82°39'07"E
 CHORD=673.43'

CURVE NO. 2
 BL. 44TH AVE.

MEAN HIGH WATER LINE
 FDEP #6288

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



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. 1B7860

Sheet 1 OF 2
 Section 3, Township 35
 South, Range 18 East
 Drawing Date: 6/23/17

Exhibit "A"

Description and Sketch

LEGAL DESCRIPTION

44th Avenue Bridge (Manatee County Project Number 6086960)

Parcel Number 145

44th Avenue East

Manatee County

That part of the Southwest Quarter of Section 3, Township 35 South, Range 18 East more particularly described as follows:

Commence at the Southwest Section Corner of said Section 3; thence South 89° 26' 25" East along the South line of the Southwest Quarter of said Section 3, a distance of 444.18 feet to a point of intersection with the South right-of-way line of 44th Avenue East per Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County, Florida and the East right-of-way line of 52nd Street East per Braden River Manor as recorded in Plat Book 11, Page 28, Public Records of Manatee County, Florida, and the POINT OF BEGINNING; thence North 00° 00' 00" East along said East right-of-way line, a distance of 20.00 feet; thence South 89° 26' 25" East a distance of 145.96 feet to the Mean High Water Line as defined on the Florida Department of Environmental Protection drawing 5870; thence along said Mean High Water Line the following (5) five courses; 1) thence South 88° 10' 07" West a distance of 23.15 feet; 2) thence South 75° 40' 07" East a distance of 40.99 feet; 3) thence North 89° 00' 06" East a distance of 42.43 feet; 4) thence South 85° 17' 35" East a distance of 93.60 feet; 5) thence South 05° 54' 40" East a distance of 3.60 feet to a point on the North right-of-way line of 44th Avenue East per Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County; Thence North 89° 26' 25" West along said North right-of-way line of 44th Avenue East, a distance of 298.63 feet to the POINT OF BEGINNING.

Containing 0.094 acres or 4,092 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 Southwest Quarter of Section 3, Township 35 South, Range 18 East being a found railroad spike and a found nail and disk deriving a bearing of South 89° 26' 25" 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. 1513300002



AECOM TECHNICAL SERVICES, INC.
Florida Certificate of Authorization No. LB27040

[Signature]
Date: 8/25/17
Gary W. Lutes, PSNI
Florida Professional Surveyor & Mapper - LS1367
7650 West Courtney Complex, Coonsey
L. Tampa, FLORIDA 33607-1463
Telephone No. (813)286-1211

Drawn By: C. Matcal
Checked By: G. Lutes



Sheet: 2 OF 2

Section 3, Township 35
South, Range 18 East

Drawing Date: 6/23/17

April 24, 2018 - Regular Meeting
Agenda Item #32

4 / 24 / 18

Subject

Warranty Deed from Harry Pincus and Wanda Pincus for property located at 4311 52nd Street East, Bradenton, Florida 34208; PID 1513300002

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

Previously recorded

- Accept Warranty Deed from Harry Pincus and Wanda Pincus

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 28, 2017, the Board of County Commissioners executed a contract from Harry Pincus and Wanda Pincus.
- Parcel 145 is improved with a single-family dwelling located at 4311 52nd Street East.
- This homestead parcel serves as the primary residence.
- The project requires a partial acquisition of 4,092 square feet for the 44th Avenue East Road Improvement Project from 45th Street East to 44th Avenue Plaza East (Project Number 6086960).
- Independence Acquisition and Appraisal, LLC, was contracted to negotiate an agreement for acquisition of this parcel.
- The real estate transaction has closed. This agenda item is to accept the deed and record the deed in Board Records only.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

emailed 4/25/18

Instructions to Board Records

Please notify Charles Meador at Charles.meador@mymanatee.org and Eric Shroyer at 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.pdf](#)

Attachment: [Location Map.pdf](#)



Parcel #145
44TH AVENUE EAST
PROJECT NUMBER 6086960

District 5 - Commissioner Vanessa Baugh

