



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: 117
PID NO: 1709210155

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 2 day of April, 2018, between **WINDING ROADS, LLC, a FLORIDA LIMITED LIABILITY COMPANY**, whose mailing address is 2919 51st 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 ACKNOWLEDGEMENT APPEAR ON FOLLOWIG PAGE.

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

GRANTOR:
Winding Roads, LLC, a Florida Limited Liability Company

Joseph Joslin
First Witness Signature

By: [Signature]
Signature

Joseph Joslin
First Witness Printed Name

As: Manager
Title

A. Stinson
Second Witness Signature

Joy Lobeck
Printed Name

Angelia Stevenson
Second Witness Printed Name

Attest: _____
Secretary Signature

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 2ND day of April, 2018, by Joy Lobeck, as Manager of Winding Roads, LLC, a Florida Limited Liability Company, on behalf of said corporation, who _____ is personally known to me or who has produced FL DL as identification.

Affix seal below:



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

[Signature]
Notary Public Signature

Angelia Stevenson
Printed Name

GG 123678
Commission Number

7-12-2021
Expiration Date

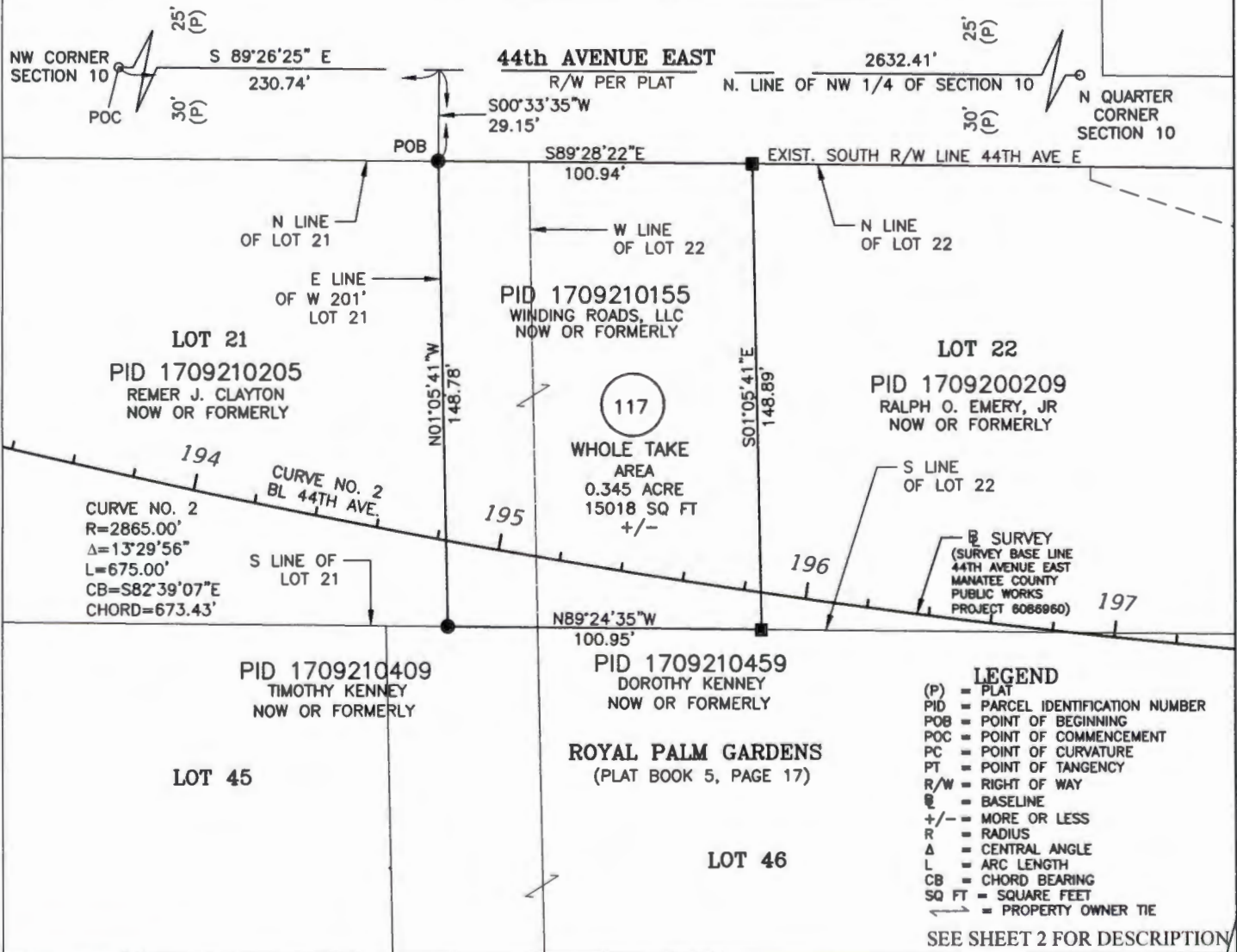
NW 1/4, Section 10, Township 35 South, Range 18 East
 Manatee County, Florida

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,
 (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 10, 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 117

44th Avenue East

Manatee County

That part of Lots 21 and 22 of Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County, Florida, being in Section 10, Township 35 South, Range 18 East more particularly described as follows:

Commence at the Northwest Section Corner of said Section 10; thence South 89° 26' 25" East along the North line of the Northwest Quarter of said Section 10, a distance of 230.74 feet; thence South 00° 33' 35" West, a distance of 29.15 feet to the North line of said Lot 21 and 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, to the POINT OF BEGINNING; thence South 89° 28' 22" East along the North line of said Lots 21 and 22 and said South right-of-way line, a distance of 100.94 feet; thence South 01° 05' 41" East a distance of 148.89 feet to the South line of said Lot 22; thence North 89° 24' 35" West along the South line of said Lots 22 and 21, a distance of 100.95 feet to the East line of the West 201 feet of said Lot 21; thence North 01° 05' 41" West along said East line, a distance of 148.78 feet to the POINT OF BEGINNING.


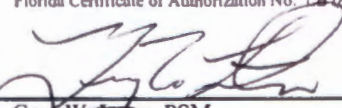

Containing 0.345 acres or 15,018 square feet, more or less.

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 north line of the Northwest Quarter of Section 10, 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. 1709210155.

SEE SHEET 2 FOR DESCRIPTION

 <p style="font-size: small;">MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p style="font-size: small;">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;">  Date: 8/7/17 </div> <p>Gary W. Lites, PSM Florida Professional Surveyor & Mapper . LS4367</p> <p style="font-size: x-small;">7650 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1462 Telephone No. (813)286-1711</p> <p style="font-size: x-small;">Drawn By: E. Metcalf Checked By: G. Lites</p>		<p>Sheet: 2 OF 2</p> <p>Section 10, Township 35 South, Range 18 East</p> <p>Drawing Date: 1/9/17</p>
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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: 117
PID NO: 1709210155

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AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF Florida
COUNTY OF Manatee

BEFORE ME, the undersigned notary public, personally appeared **JOY LOBECK, AS MANAGER OF WINDING ROADS, LLC, A FLORIDA LIMITED LIABILITY COMPANY**, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Winding Roads, LLC, a Florida Limited Liability Company (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit "A"** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Manager of Grantor and I make this affidavit with the authority of and on behalf of Grantor.
4. Grantor does not have sole and exclusive possession of the Property as it has been leased to the following individuals: Evelyn M. Cruz, David Hernandez and Brayon Ates Sanchez (hereinafter collectively the Tenants).
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor and Tenants claims or is presently entitled to the right to possess or is in possession of the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.

This document is being re-recorded to replace OR Book 2721, Page 902

ACCEPTED IN OPEN SESSION 4/24/18
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner or the Tenants violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it, except those identified in Paragraph 15. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

1. Special Assessments as recorded in Official Records Book 1644, Page 7985.
2. Fence Agreement as recorded in Official Records Book 1777, Page 5523.
3. Delinquent Real Estate Taxes – Tax Year 2015 to Manatee County Tax Collector: Certificate# 2017-1738; Certificate Buyer: MTAG As Custodian for CAZ CREEK FLORIDA II, LLC
4. Delinquent Real Estate Taxes – Tax Year 2016 to Manatee County Tax Collector: Certificate# 2017-1606; Certificate Buyer: HMF FL B LLC RAI CUSTODIAN.


16. The Grantor's Taxpayer Identification Number is 40-5741590.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property for the purpose of assisting in the sale of the Property and to induce the issuance of a title insurance policy insuring title to the Property.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURES AND ACKNOWLEDGEMENT APPEAR ON FOLLOWING PAGE.

JOY LOBECK, as Manager of Winding Roads, LLC, a Florida Limited Liability Company

Signature 


Printed Name Joy Lobeck

Sworn to (or affirmed), acknowledged and subscribed before me this 2ND day of April, 2018, by Joy Lobeck, as Manager of Winding Roads, LLC, a Florida Limited Liability Company on behalf of said company, who is personally known to me or who has produced FL DL as identification.

Affix seal below:



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

Notary Public Signature 

Printed Name Angelia Stevenson

Commission Number GG 123678

Expiration Date 7-12-2021

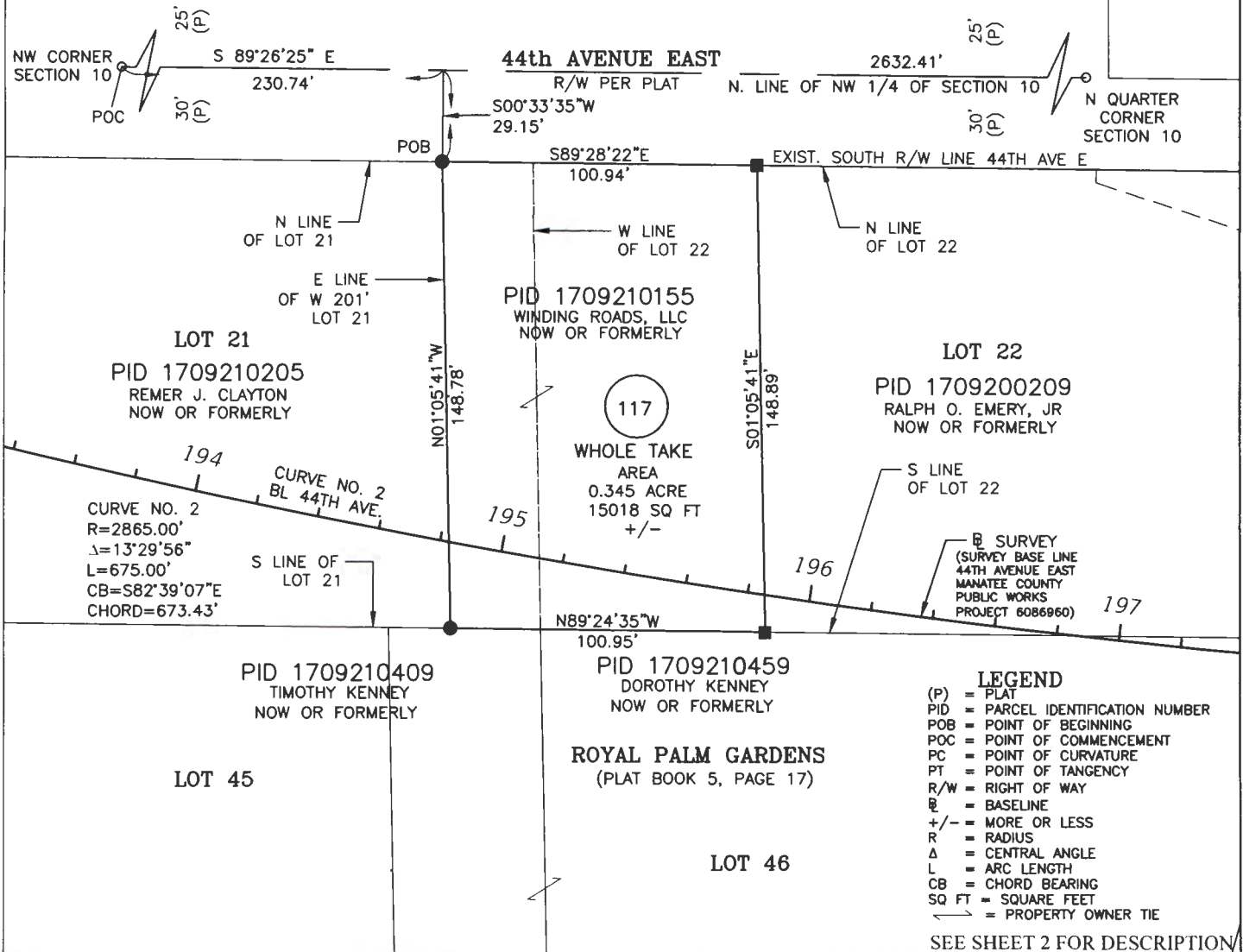
NW 1/4, Section 10, Township 35 South, Range 18 East
 Manatee County, Florida

Exhibit "A"

Description and Sketch

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

Scale: 1" = 50'



- 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
 - BL = BASELINE
 - +/- = MORE OR LESS
 - R = RADIUS
 - Δ = CENTRAL ANGLE
 - L = ARC LENGTH
 - CB = CHORD BEARING
 - SQ FT = SQUARE FEET
 - ← = PROPERTY OWNER TIE

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 10, 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 117

44th Avenue East

Manatee County

That part of Lots 21 and 22 of Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County, Florida, being in Section 10, Township 35 South, Range 18 East more particularly described as follows:

Commence at the Northwest Section Corner of said Section 10; thence South 89° 26' 25" East along the North line of the Northwest Quarter of said Section 10, a distance of 230.74 feet; thence South 00° 33' 35" West, a distance of 29.15 feet to the North line of said Lot 21 and 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, to the POINT OF BEGINNING; thence South 89° 28' 22" East along the North line of said Lots 21 and 22 and said South right-of-way line, a distance of 100.94 feet; thence South 01° 05' 41" East a distance of 148.89 feet to the South line of said Lot 22; thence North 89° 24' 35" West along the South line of said Lots 22 and 21, a distance of 100.95 feet to the East line of the West 201 feet of said Lot 21; thence North 01° 05' 41" West along said East line, a distance of 148.78 feet to the POINT OF BEGINNING.


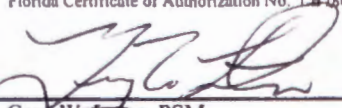

Containing 0.345 acres or 15,018 square feet, more or less.

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 north line of the Northwest Quarter of Section 10, 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. 1709210155.

SEE SHEET 2 FOR DESCRIPTION

 <p style="font-size: small;">1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205. (813)748-4501</p>	<p>AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. LB7860</p> <div style="text-align: center;">  8/7/17 Date </div> <p>Gary W. Lutes, PSM Florida Professional Surveyor & Mapper . LS4367 7650 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1462, Telephone No. (813)286-1711</p> <p style="font-size: x-small;">Drawn By: E. Metcalf Checked By: G. Lutes</p>		<p>Sheet: 2 OF 2</p> <hr/> <p>Section 10, Township 35 South, Range 18 East</p> <hr/> <p>Drawing Date: 1/9/17</p>
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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 Avenue East
PROJECT NO: 6086960
PARCEL NO: 117
PID NO: 1709210155

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

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 30 day of March 2018, between **Brayan Ates Sanchez, a single man**, whose address is 5107 44th Avenue East, Unit B, Bradenton, Florida 34203, Grantor, and **Manatee County, a political subdivision of the State of Florida**, whose address is Post Office Box 1000, Bradenton, Florida 34206, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include their respective heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby remise, release, and quitclaim unto the said Grantee, and Grantee's successors and assigns forever, all the right, title and interest of Grantor in and to the following described land situate, lying and being in Manatee County, Florida, to-wit:

See legal description identified as Exhibit "A" attached hereto and incorporated herein by this reference.

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

This property is not the homestead property, nor contiguous to homestead property; as such homestead is defined under Florida Law.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, law or equity, to the only proper use, benefit and behalf of the said Grantee, its successors and assigns forever.

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

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.

ACCEPTED IN OPEN SESSION 4/24/18
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed and delivered in the presence of:

GRANTOR:

Jolisy Machado
(Signature of First Witness)

Brayan Ates Sanchez
Brayan Ates Sanchez, a single man

JOLEISY MACHADO
(Printed, Typed or Stamped Name of First Witness)

[Signature]
(Signature of Second Witness)

Jill Lyons
(Printed, Typed or Stamped Name of Second Witness)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 30 day of March, 2018, by **Brayan Ates Sanchez, a single man**. Such person (Notary Public must check applicable box):

- () is personally known to me.
- () produced a driver license.
- () produced _____ as identification.

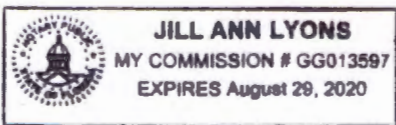
(NOTARY PUBLIC SEAL)

[Signature]
Notary Public

Jill Lyons
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____



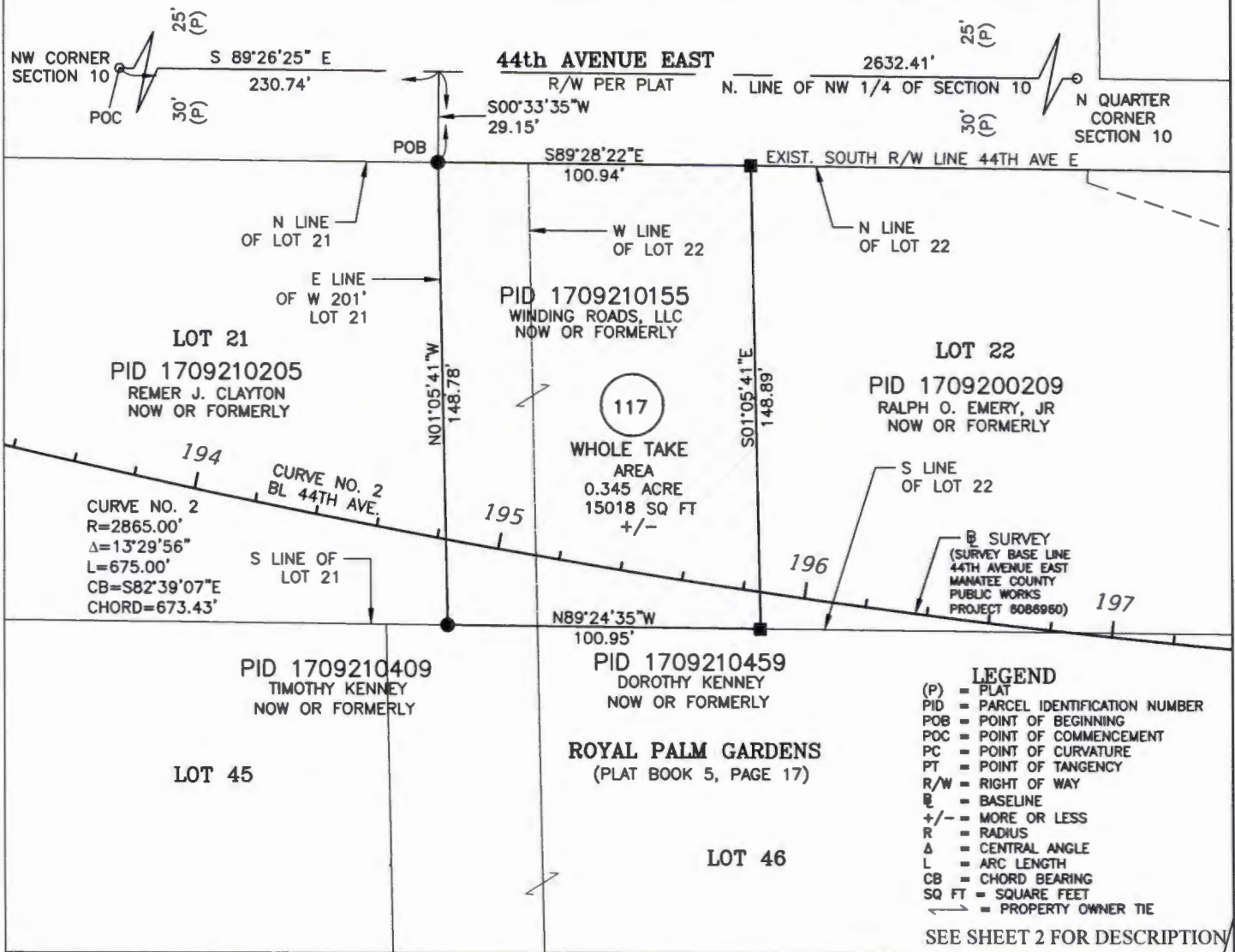
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 WORKS PROJECT NUMBER 6086960
 (NOT A SURVEY)

Scale: 1" = 50'



FOR: MANATEE COUNTY PROPERTY
 MANAGEMENT DEPARTMENT
 SURVEY DIVISION



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Section 10, Township 35
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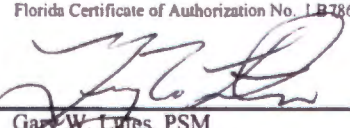

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 PARCEL ID NO. 1709210155.

SEE SHEET 2 FOR DESCRIPTION

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Drawn By: E. Melcalf Checked By: G. Lutes			



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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 Avenue East
PROJECT NO: 6086960
PARCEL NO: 117
PID NO: 1709210155

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QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 28 day of March 2018, between Evelyn M. Cruz and David Hernandez, wife and husband, whose address is 5107 44th Avenue East, Unit A, Bradenton, Florida 34203, Grantor, and Manatee County, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206, Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include their respective heirs, legal representatives, successors and assigns. "Grantor" and "Grantee" are used for singular and plural, as the context requires and the use of any gender shall include all genders.)

WITNESSETH: That the said Grantor, for and in consideration of the sum of Ten Dollars, to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has released, remised and quitclaimed, and by these presents does hereby remise, release, and quitclaim unto the said Grantee, and Grantee's successors and assigns forever, all the right, title and interest of Grantor in and to the following described land situate, lying and being in Manatee County, Florida, to-wit:

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TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, law or equity, to the only proper use, benefit and behalf of the said Grantee, its successors and assigns forever.

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

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.

ACCEPTED IN OPEN SESSION 4/24/18
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

Signed, sealed and delivered in the presence of:

GRANTOR:

Joleisy Machado
(Signature of First Witness)

Evelyn M. Cruz
Evelyn M. Cruz, wife

JOLEISY MACHADO
(Printed, Typed or Stamped Name of First Witness)

Jill Lyons
(Signature of Second Witness)

Jill Lyons
(Printed, Typed or Stamped Name of Second Witness)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 28 day of March, 2018, by **Evelyn M. Cruz, wife**. Such person (Notary Public must check applicable box):

- is personally known to me.
- produced a driver license.
- produced _____ as identification.

(NOTARY PUBLIC SEAL)

Jill Lyons
Notary Public

Jill Lyons
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____



Signed, sealed and delivered in the presence of:

GRANTOR:

Joleisy Machado
(Signature of First Witness)

David Hernandez
David Hernandez, husband

JOLEISY MACHADO
(Printed, Typed or Stamped Name of First Witness)

Jill Lyons
(Signature of Second Witness)

Jill Lyons
(Printed, Typed or Stamped Name of Second Witness)

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 28 day of March, 2018, by **David Hernandez, husband**. Such person (Notary Public must check applicable box):

- () is personally known to me.
- () produced a driver license.
- () produced _____ as identification.

(NOTARY PUBLIC SEAL)

Jill Lyons
Notary Public

Jill Lyons
(Printed, Typed or Stamped Name of Notary Public)

Commission No.: _____

My Commission Expires: _____

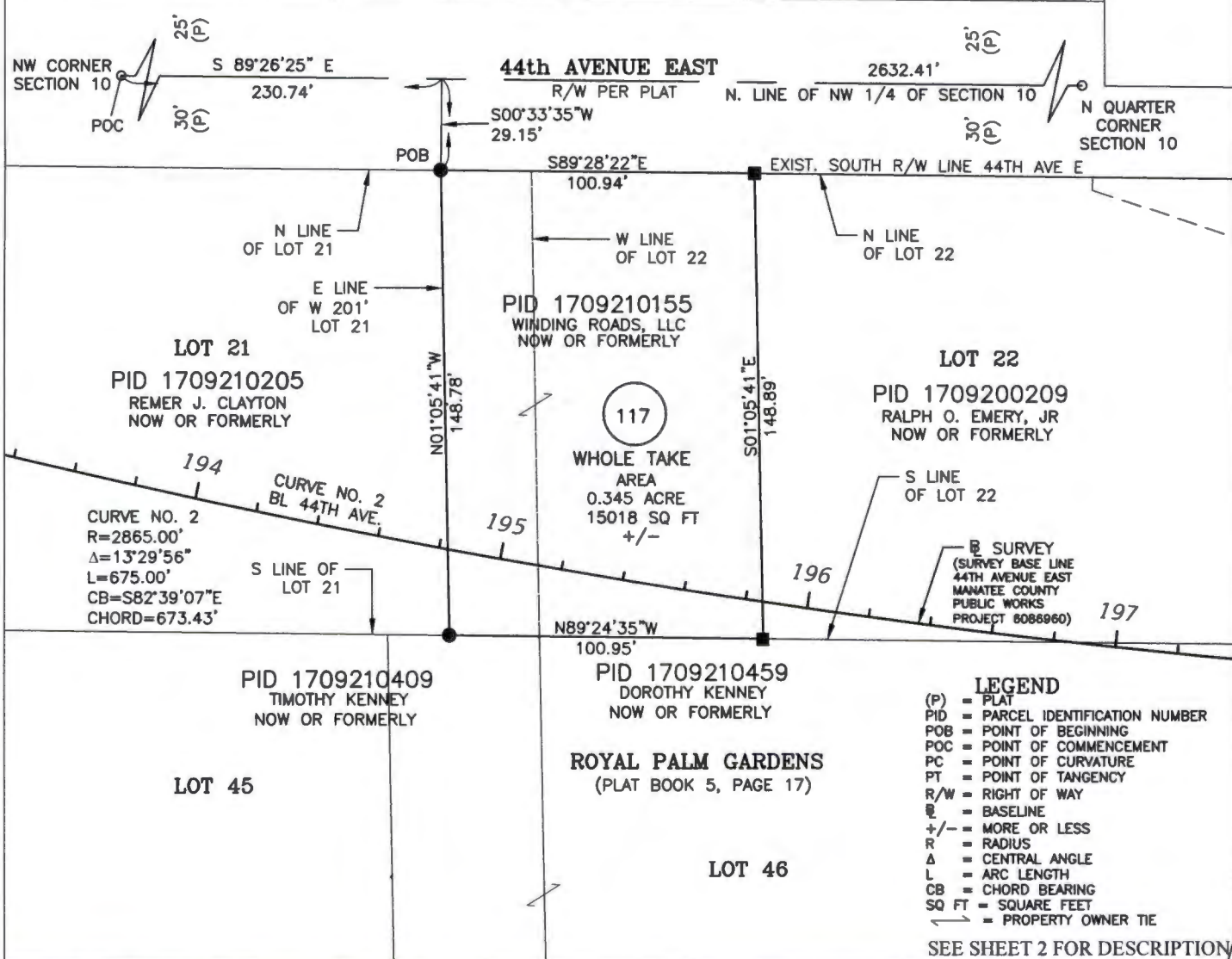


NW 1/4, Section 10, Township 35 South, Range 18 East
 Manatee County, Florida

Exhibit "A"

Description and Sketch

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



FOR: MANATEE COUNTY PROPERTY
 MANAGEMENT DEPARTMENT
 SURVEY DIVISION

1112 MANATEE AVENUE WEST
 BRADENTON, FLORIDA, 34205,
 (841)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 10, 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 117

44th Avenue East

Manatee County

That part of Lots 21 and 22 of Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County, Florida, being in Section 10, Township 35 South, Range 18 East more particularly described as follows:

Commence at the Northwest Section Corner of said Section 10; thence South 89° 26' 25" East along the North line of the Northwest Quarter of said Section 10, a distance of 230.74 feet; thence South 00° 33' 35" West, a distance of 29.15 feet to the North line of said Lot 21 and 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, to the POINT OF BEGINNING; thence South 89° 28' 22" East along the North line of said Lots 21 and 22 and said South right-of-way line, a distance of 100.94 feet; thence South 01° 05' 41" East a distance of 148.89 feet to the South line of said Lot 22; thence North 89° 24' 35" West along the South line of said Lots 22 and 21, a distance of 100.95 feet to the East line of the West 201 feet of said Lot 21; thence North 01° 05' 41" West along said East line, a distance of 148.78 feet to the POINT OF BEGINNING.


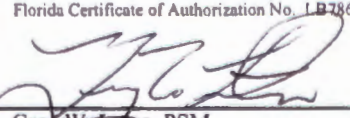

Containing 0.345 acres or 15,018 square feet, more or less.

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 north line of the Northwest Quarter of Section 10, 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. 1709210155.

SEE SHEET 2 FOR DESCRIPTION

 MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION 1112 MANATEE AVENUE, WEST BRADENTON, FLORIDA, 34205. (941)748-4501	AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. LB2860  Gary W. Lutes, PSM Florida Professional Surveyor & Mapper . LS4367 7850 Neal Courtney Campbell Causeway TAMPA, FLORIDA, 33607-1462, Telephone No. (813)286-1711 Date: 8/7/17 Drawn By: E. Matcalf Checked By: G. Lutes		Sheet: 2 OF 2 Section 10, Township 35 South, Range 18 East Drawing Date: 1/9/17
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4/24/18

April 24, 2018 - Regular Meeting
Agenda Item #33

Subject

Warranty Deed from Winding Roads, LLC, for property located at 5107 44th Avenue East, Bradenton, Florida 34208; PID 1709210155

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

All previously-recorded documents

- Accept Warranty Deed from Winding Roads, LLC; and
- Accept Affidavit of Ownership and Encumbrances from Joy Lobeck; and
- Accept Quitclaim Deed from Braylan Ates Sanchez; and
- Accept Quitclaim Deed from Evelyn M. Cruz and David Hernandez.

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 February 2, 2018, the Board of County Commissioners executed a contract from Winding Roads, LLC, for parcel 117 in the amount of \$260,760.00
- Parcel 117 is improved with a single-family dwelling located at 5107 44th Avenue East.
- The project requires a total acquisition of 15,018 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 this total acquisition.
- The quitclaim deeds are from the tenants to Manatee County and are required because the tenants have extended possession through June 30, 2018, as a result of negotiations.
- The real estate transaction has closed. This agenda item is to accept the conveyance documents 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 email a copy of the approved agenda item to Charles Meador at Charles.meador@mymanatee.org and Eric Shroyer at Eric.shroyer@mymanatee.org.

This agenda item is for Board Records only. The conveyance documents have 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: [Affidavit of O&E.pdf](#)

Attachment: [Quitclaim Deed - Sanchez.pdf](#)

Attachment: [Quitclaim Deed - Cruz Hernandez.pdf](#)

Attachment: [Location Map Parcel 117.pdf](#)



**Parcel #117
44TH AVENUE EAST
PROJECT NUMBER 6086960**

District 5 - Commissioner Vanessa Baugh

