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County Manatee
Date 3-5-18 Time 3:19 PM
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THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Ellenton Gillette Road
(US 301 Intersection Improvements)
PROJECT NO: 381-6035161
PARCEL NO: 3
PID NO: 927000000

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

WARRANTY DEED

~~2017~~ ²⁰¹⁸ THIS INDENTURE, made and entered into this 5th day of MARCH,
2017, between **THREE ANGELS, INC.**, a Florida profit corporation, whose mailing address is
1101 North Temple Road, Starke, Florida 32091 (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.

**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 caused these presents to be executed in its
name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized,
the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

[Signature]
First Witness Signature

Matthew Core
First Witness Printed Name

Pushpa Patel
Second Witness Signature

PUSHPA P. PATEL
Second Witness Printed Name

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 5th day of Oct,
2017, by Parbhu P. Patel, as President of Three Angels, Inc., a Florida profit corporation, on behalf
of said corporation, who ___ is personally known to me or who has produced ___
FDL-P340-GYS-SS-022-C as identification.

Affix seal below:



[Signature]
Notary Public Signature

Matthew Core
Printed Name

FF073950
Commission Number

12/02/17
Expiration Date

GRANTOR:
THREE ANGELS, Inc.,
a Florida profit corporation

By: P. P. Patel
Signature

As: President
Title

Parbhu P. Patel
Printed Name

Affix corporate seal below:

Attest: _____
Secretary Signature

EXHIBIT "A"

DESCRIPTION: RIGHT-WAY-PARCEL 3 - (ELLENTON GILLETTE ROAD / U.S. 301)

THAT PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1396, PAGE 2218, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

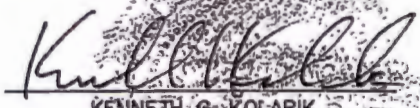
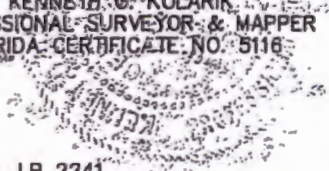
COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S88°22'57"E, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1146.48 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID SURVEY BASELINE, RUN S00°18'11"E, 8.92 FT.; THENCE S01°00'44"W, A DISTANCE OF 2640.00 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF U.S. 301 FOR A POINT OF BEGINNING; THENCE CONTINUE S01°00'44"W, ALONG THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD EXTENDED SOUTHERLY, A DISTANCE OF 70.31 FT.; THENCE N88°59'16"W, PERPENDICULAR TO SAID SURVEY BASELINE, A DISTANCE OF 28.47 FT. TO THE INTERSECTION WITH THE EASTERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1396, PAGE 2218, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N44°03'53"W, A DISTANCE OF 42.02 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID CERTAIN PARCEL; THENCE N00°22'45"E, A DISTANCE OF 40.00 FT. TO THE INTERSECTION WITH AFORESAID SURVEY BASELINE OF U.S. 301; THENCE S89°37'15"E, ALONG SAID SURVEY BASELINE, A DISTANCE OF 58.67 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS RIGHTS-OF-WAY FOR U.S.301 AND LEFFINGWELL AVENUE.

CONTAINING 450 SQUARE FEET (0.01 ACRE) MORE OR LESS.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

MAY 27, 2015
DATE OF CERTIFICATE


KENNETH G. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116


FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7870.001

SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561

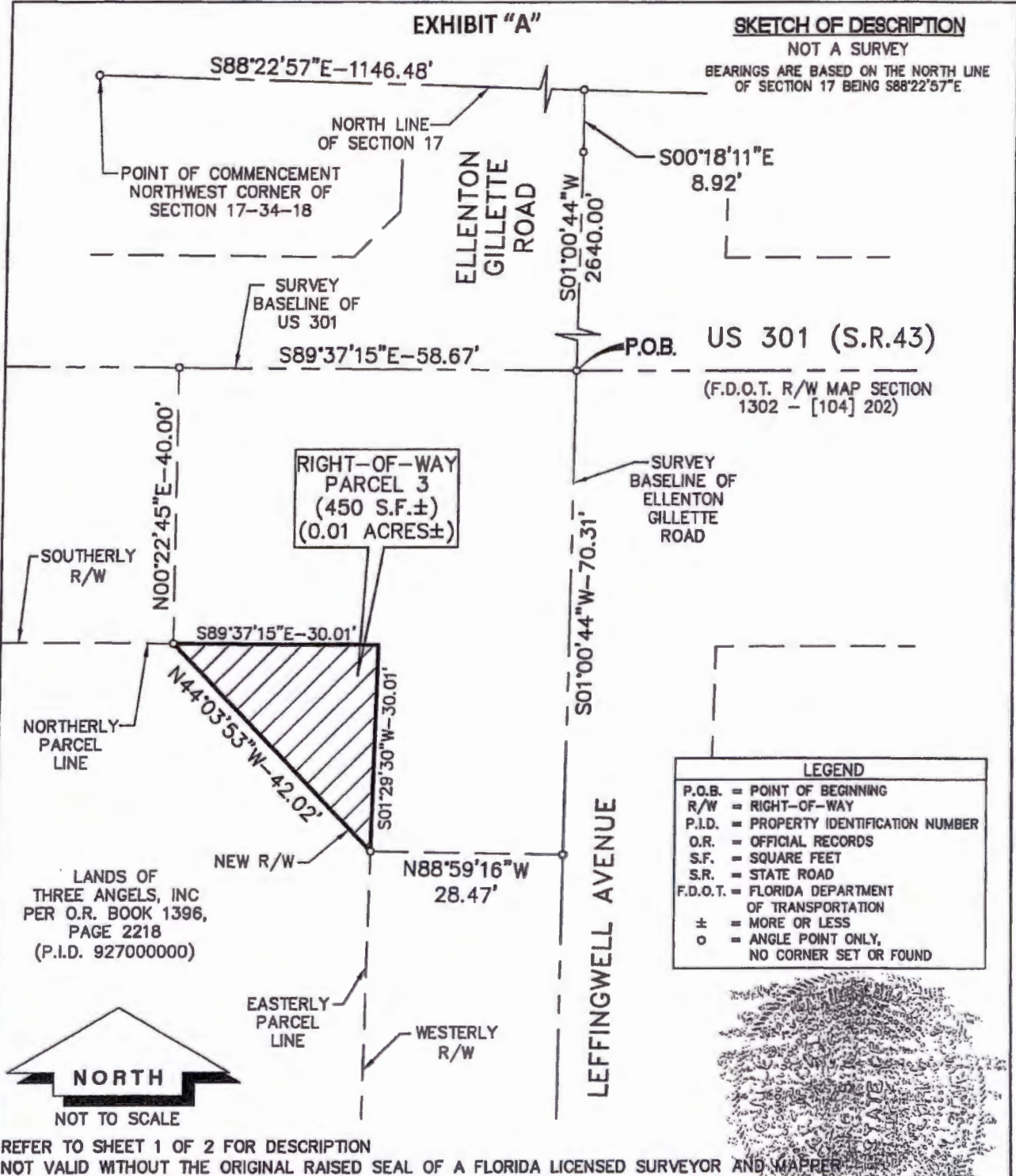


ELLGILLRD301SK 051415 CURTIS

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY
BEARINGS ARE BASED ON THE NORTH LINE
OF SECTION 17 BEING S88°22'57"E



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ELGILLR0301SK 051415 CURTIS

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JOB NUMBER: 7870.001 DRAWN BY: CURTIS SCALE: NONE SHEET NUMBER: 2 OF 2

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Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division
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1112 Manatee Avenue West, Suite 800
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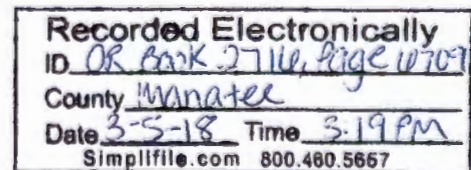
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AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF ALACHUA

BEFORE ME, the undersigned notary public, personally appeared Parbhu P. Patel, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Three Angels, Inc., a Florida profit corporation (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 President of Three Angels, Inc., and I make this affidavit with the authority of and on behalf of Three Angels, Inc.
4. Grantor has sole and exclusive possession of the Property.
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 claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner 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. 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, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

Mortgage from Three Angels, Inc., in favor of Bill Manning and Robert Manning as recorded in Official Records Book 1396, Page 2219, given to secure the principal amount of \$120,000.00.

Variance as recorded in Official Records Book 144, Page 465.

Special Assessment as recorded in Official Records Book 1226, Page 3563.

As used herein all references to Official Records shall mean of the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 65-0249621.

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.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Parbhu P. Patel, President

P. P. Patel.
Signature

Parbhu P. Patel,
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 5th day of Oct., 2017, by Parbhu P. Patel as President, of Three Angels, Inc., a Florida profit corporation on behalf of said corporation, who _____ is personally known to me or who has produced FLDL - P-340 - 675 - 55 - 022 - C as identification.

Affix seal below:



[Handwritten Signature]
Notary Public Signature

Matthew Core
Printed Name

FF073950
Commission Number

12/02/17
Expiration Date

EXHIBIT "A"

DESCRIPTION: RIGHT-WAY-PARCEL 3 - (ELLENTON GILLETTE ROAD / U.S. 301)

THAT PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1396, PAGE 2218, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

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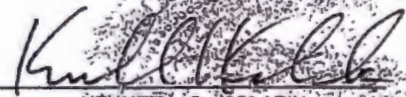
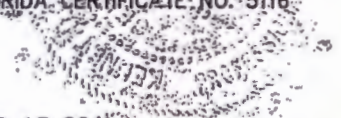
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CONTAINING 450 SQUARE FEET (0.01 ACRE) MORE OR LESS.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

MAY 27, 2015

DATE OF CERTIFICATE


KENNETH G. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116


FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7870.001

SHEET NUMBER 1 OF 2

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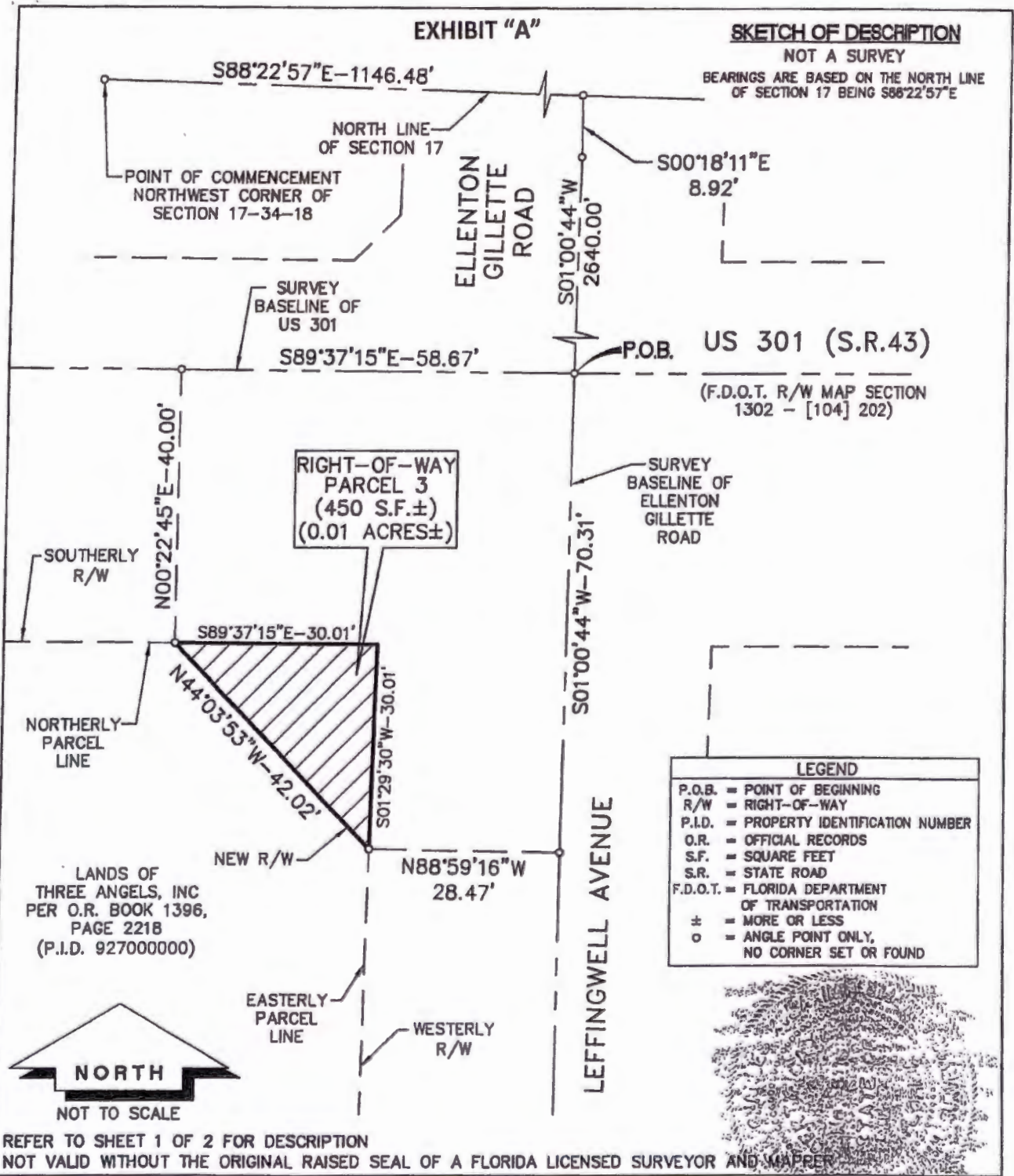
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4/24/18

April 24, 2018 - Regular Meeting
Agenda Item #34

Subject

Warranty Deed from Three Angels, Inc., for property located at 3515 U.S. Highway 301 North, Ellenton, Florida; PID 927000000

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 documents

- Accept Warranty Deed from Three Angels, Inc.; and
- Accept Affidavit of Ownership and Encumbrances from Three Angels, Inc.

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 from Three Angels, Inc., for Parcel 3 in the amount of \$132,169.00.
- Parcel 3 is improved with a freestanding commercial building that is owned by Three Angels, Inc. The project requires a partial acquisition of a 450 square foot corner clip.
- The owner of Three Angels, Inc., retained attorney Andrew G. Diaz with Gaylord, Merlin, Ludovici & Diaz.
- Property Acquisition reached a settlement of \$132,169.00, which includes expert costs and avoids eminent domain and additional litigation fees.
- The acquisition is required for the Ellenton Gillette Intersection Improvement Project 381-6035161 (U.S. 301 at Ellenton Gillette Road).
- The real estate transaction has closed. This agenda item is to accept the conveyance documents and record the documents in Board Records.

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 email a copy of the approved agenda to Tim Cristello at Tim.Cristello@mymanatee.org and Michael Sturm at Michael.Sturm@mymanatee.org.

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

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Warranty Deed Three Angels Inc. Parcel 3.pdf](#)

Attachment: [Affidavit of Ownership and Encumbrances Three Angels Inc Parcel 3.pdf](#)

Attachment: [Location Map.pdf](#)



**RIGHT-OF-WAY PARCEL 3
ELLENTON GILLETTE ROAD (36TH AVENUE EAST/U.S.301)**

THREE ANGELS INC

3515 US 301 N

DISTRICT 2 - CHARLES B. SMITH

