

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Real Property Specialist
Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: 63rd Avenue East @ 33rd Street East Intersection
PROJECT#: 6041860
PARCEL#: N/A
PID#: 1870200209

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 11 day of April, 2018, between **6 LLC**, a Florida limited liability company, whose mailing address is 800 Morgan Johnson Road, Bradenton, Florida 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 2017 and subsequent years.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Accepted in Open Session
Manatee County Board of County Commissioners

5/8/18

GRANTOR:

6 LLC, a Florida limited liability company

David W. Wilcox
First Witness Signature

DAVID W. WILCOX
First Witness Printed Name

By: *Loriann M Toomey*
Signature

As: Manager
Title

Loriann M. Toomey
Printed Name

Jennifer Bradsell
Second Witness Signature

JENNIFER BRADSELL
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Loriann M. Toomey, as Manager of 6 LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced _____ as identification.

Affix seal below:

David W. Wilcox
Notary Public Signature

Printed Name DAVID WAYNE WILCOX
Commission # FF 117400
Expires August 28, 2018
Bonded Thru Troy Fan Insurance 800-385-7013

Commission Number _____

Expiration Date _____

Inst. Number: 201841036631 Page 3 of 3 Date: 4/12/2018 Time: 12:08 PM
Angelina "Angel" Colomneso Clerk of Courts, Manatee County, Florida Doc Deed: 421.40

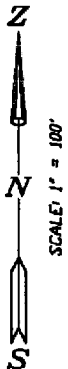
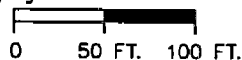


ZNS ENGINEERING

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS
EB 0027476 LS 0006982 LG 0000365

CERTIFICATE OF AUTHORIZATION # LB6982
201 5th AVENUE DRIVE EAST
BRADENTON, FLORIDA 34208
(941) 748-8080
FAX (941) 748-3747

REVISIONS:
3/15/2017 PARCEL & ADDED TITLE WORK bernie
3/31/2017 MISC REVISIONS jimg
10/24/2017 ESM T REMOVED jimg

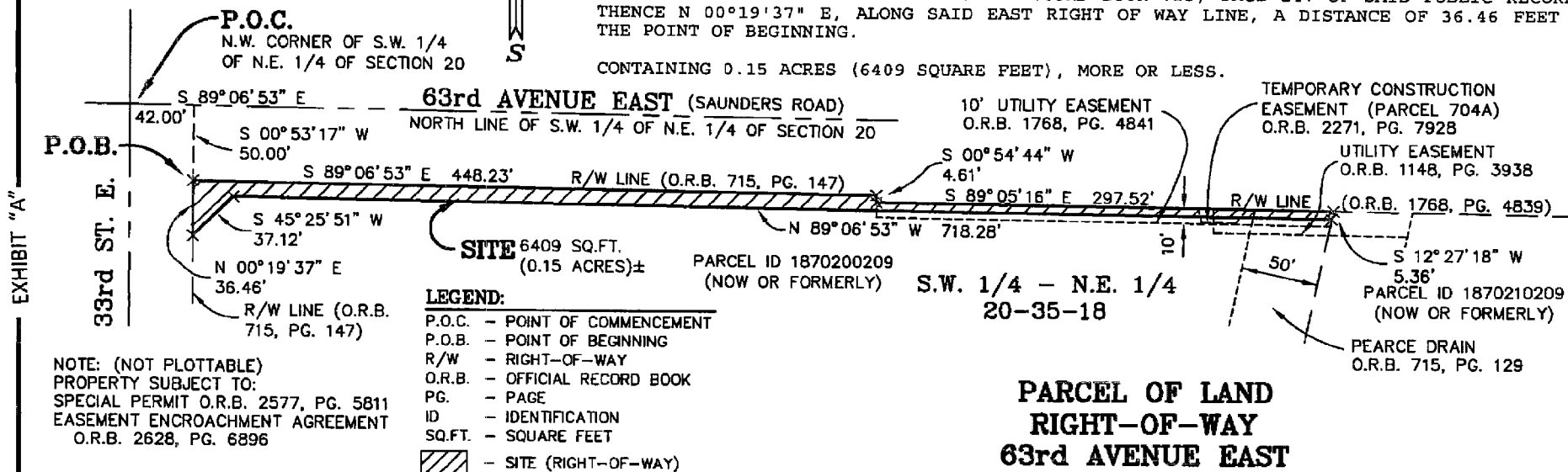


DESCRIPTION:

A PARCEL OF LAND LYING IN THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID S.W. 1/4 OF THE N.E. 1/4; THENCE S 89°06'53" E, ALONG THE NORTH LINE OF THE SAID S.W. 1/4 OF N.E. 1/4, A DISTANCE OF 42.00 FEET; THENCE S 00°53'17" W, A DISTANCE OF 50.00 FEET TO AN INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 63rd AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 715, PAGE 147 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S 89°06'53" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 448.23 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 1768, PAGE 4839 OF SAID PUBLIC RECORDS; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: (1) S 00°54'44" W, A DISTANCE OF 4.61 FEET; (2) S 89°05'16" E, A DISTANCE OF 297.52 FEET; THENCE S 12°27'18" W, A DISTANCE OF 5.36 FEET; THENCE N 89°06'53" W, A DISTANCE OF 718.28 FEET; THENCE S 45°25'51" W, A DISTANCE OF 37.12 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF 33rd STREET EAST AS RECORDED IN OFFICIAL RECORD BOOK 715, PAGE 147 OF SAID PUBLIC RECORDS; THENCE N 00°19'37" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 36.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.15 ACRES (6409 SQUARE FEET), MORE OR LESS.



NOTE: (NOT PLOTTABLE)
PROPERTY SUBJECT TO:
SPECIAL PERMIT O.R.B. 2577, PG. 5811
EASEMENT ENCROACHMENT AGREEMENT
O.R.B. 2628, PG. 6896

PARCEL OF LAND RIGHT-OF-WAY 63rd AVENUE EAST

LOCATED IN
SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°06'53" E.
- THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET)
- TITLE INFORMATION IS DERIVED FROM TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, AGS SEARCH No. 27764-1, DATED FEBRUARY 12, 2017.

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THEY MEET THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

BY:
JAMES N. GATCH, JR. S.M.
FLORIDA CERTIFICATE NO. LS 4295
DATE OF CERTIFICATION: 02/13/2017

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bernie Job # 43904
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T:\MANATEE\Sidewalk\63rd Ave E & 33rd St E\01-27-17\Parcel Acquisition.dwg (.pdf)

RIGHT-OF-WAY

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist
Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: 63rd Avenue East @ 33rd Street East Intersection
PROJECT#: 6041860
PARCEL#: N/A
PID#: 1870200209

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PARTIAL RELEASE

WHEREAS, WHITNEY BANK, a Mississippi state chartered bank, doing business as Hancock Bank, whose mailing address is 4770 State Road 64 East, Bradenton, Florida 34208, as ("MORTGAGEE"), is the holder of certain rights and interest in the real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference ("Property"), as well as other real property by virtue of a Mortgage, executed by 6 LLC, a Florida limited liability company, dated May 23, 2016, and recorded on May 25, 2016 in Official Records Book 2621, Page 6520, together with that certain Collateral Assignment of Rents and Leases, executed by 6 LLC, Florida limited liability Company, recorded in Official Records Book 2621, Page 6545, and that certain UCC-1 Financing Statement executed by 6 LLC, a Florida limited liability company and Renovo Recovery and Salvage, LLC, a Florida limited liability company, recorded in Official Records Book 2621, Page 6552, (collectively, "Instruments"), all of the Public Records of Manatee County, Florida; and

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, in connection with the acquisition of the Property for a valid county and public purpose has requested the Mortgagee to release the Property from the operation and effect of the Instrument.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration to the Mortgagee in hand paid, the receipt of which is hereby acknowledged, the Mortgagee does hereby release from the operation and effect of the Instruments and disclaim all right, title and interest in the Property previously described in **Exhibit "A"**.

Provided this Partial Release shall not impair the effect of the Instruments on the remaining part of the premises referenced therein, not hereby released therefrom, or any of the rights or remedies of the Mortgagee, or any subsequent holder or holders thereof.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Accepted in Open Session
Manatee County Board of County Commissioners

5/8/18

IN WITNESS WHEREOF, the Mortgagee has caused this Partial Release to be duly executed this the 15th day of February, 2018

Signed, sealed, and delivered in the presence of:

WHITNEY BANK, a Mississippi chartered state bank, doing business as Hancock Bank

[Signature]

By: Brian L. Ruggiero

Witness
Samantha Womble

Printed Name: Brian L. Ruggiero

Printed Name

Title: Vice President

[Signature]

Witness
Irene DeStefano

Printed Name

(Signature of two witnesses required by law.)

STATE OF FL
COUNTY OF Manatee

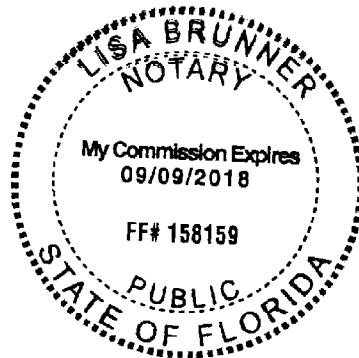
The foregoing instrument was acknowledged before me this 15th day of Feb, 2018, by Brian Ruggiero, as VICE PRESIDENT for Whitney Bank, a Mississippi chartered state bank, doing business as Hancock Bank, who is () personally known to me or () who has produced _____ as identification.

Notary Public Seal:

[Signature]
NOTARY PUBLIC, State of _____

My Commission Expires: _____

Printed Name



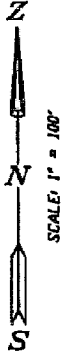
Inst. Number: 201841036629 Page 3 of 3 Date: 4/12/2018 Time: 12:08 PM
 Angelina "Angel" Colomneso Clerk of Courts, Manatee County, Florida



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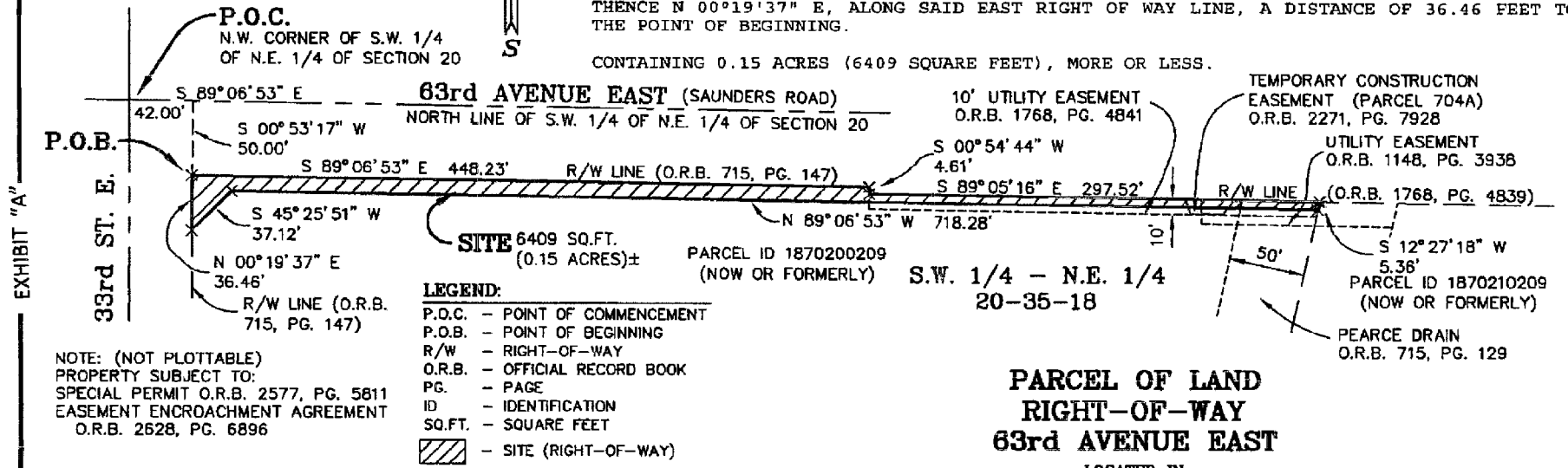


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NOTE: (NOT PLOTTABLE)
 PROPERTY SUBJECT TO:
 SPECIAL PERMIT O.R.B. 2577, PG. 5811
 EASEMENT ENCROACHMENT AGREEMENT
 O.R.B. 2528, PG. 6896

LEGEND:
 P.O.C. - POINT OF COMMENCEMENT
 P.O.B. - POINT OF BEGINNING
 R/W - RIGHT-OF-WAY
 O.R.B. - OFFICIAL RECORD BOOK
 PG. - PAGE
 ID - IDENTIFICATION
 SQ.FT. - SQUARE FEET
 [Shaded Area] - SITE (RIGHT-OF-WAY)

**PARCEL OF LAND
 RIGHT-OF-WAY
 63rd AVENUE EAST**

LOCATED IN
 SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST
 MANATEE COUNTY, FLORIDA

NOTES:

- BEARINGS ARE BASED ON THE NORTH LINE OF S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°06'53" E.
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- TITLE INFORMATION IS DERIVED FROM TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, AGS SEARCH No. 27764-1, DATED FEBRUARY 12, 2017.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED-SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I, JAMES N. GATCH, JR., THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THEY MEET THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

BY: JAMES N. GATCH, JR. P.S.M.
 FLORIDA CERTIFICATE NO. LS 4295
 DATE OF CERTIFICATION: 02/13/2017

RIGHT-OF-WAY

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bernie Job # 43904
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 T:\MANATEE\Sidewalks\63rd Ave E & 33rd St E\01-27-17\Parcel Acqulation.dwg (.pdf)

THIS INSTRUMENT PREPARED BY:

Larry Decker, Real Property Specialist
Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: 63rd Avenue East @ 33rd Street East Intersection
PROJECT NO: 6041860
PARCEL NO: N/A
PID NO: 1870200209

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared Loriann M. Toomey, 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. 6 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 6 LLC.
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 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

Accepted in Open Session
Manatee County Board of County Commissioners

located on it except for the mortgage documents referenced in paragraph 14. 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 actions, proceedings, judgments, bankruptcies, liens (except for the mortgage documents referenced in paragraph 14), 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.

11. 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, except for the mortgage documents referenced in paragraph 14.

12. 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.

13. 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.

14. 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:

- Easement from Nena Swift, a widow, to Manatee County, Florida, dated March 24, 1975 and recorded March 26, 1975 in Official Records Book 715, Page 129.
- Utility Easement from Linnie V. Walton, to Manatee County, dated May 30, 1986 and recorded June 17, 1986 in Official Records Book 1148, Page 3938.
- Utility Easement from Robert Walton to Manatee County, dated April 22, 2001 and recorded September 6, 2002 in Official Records Book 1768, Page 4841.
- Final Order on behalf of Manatee County granting special permit, as ordered July 7, 2015 and recorded July 13, 2015 in Official Records Book 2577, Page 5811.
- Recorded Notice of Environmental Resource Permit by the Southwest Florida Water Management District, dated July 27, 2015 and recorded October 5, 2015 in Official Records Book 2589, Page 5805.

- Notice of Commencement executed by 6 LLC, a Florida limited liability company, dated May 23, 2016 and recorded May 25, 2016 in Official Records Book 2621, Page 6558.
- Mortgage, Security Agreement, Financing Statement and Assignment of Rents executed by 6 LLC, a Florida limited liability company, in favor of Whitney Bank, a Mississippi state chartered Bank doing business as Hancock Bank, dated May 23, 2016 and recorded May 25, 2016 in Official Records Book 2621, Page 6520.
- Collateral Assignment of Rents and Leases executed by 6 LLC, a Florida limited liability company, in favor of Whitney Bank, a Mississippi chartered bank doing business as Hancock Bank, dated May 23, 2016 and recorded May 25, 2016 in Official Records Book 2621, Page 6545.
- UCC-1 Financing Statement executed by 6 LLC, a Florida limited liability company, and Renovo Recovery and Salvage, LLC a Florida limited liability company, in favor of Whitney Bank, doing business as Hancock Bank, recorded May 25, 2016 in Official Records Book 2621, Page 6552.
- Manatee County Easement Encroachment Agreement executed by 6 LLC, dated July 12, 2016 and recorded July 12, 2016 in Official Records Book 2628, Page 6896.

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

15. The Grantor's Taxpayer Identification Number is 47-1924233.

16. The representations embraced herein are made for the purpose of assisting in the sale of the Property.

17. 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.

Loriann M. Toomey
Name of Affiant

Manager
Title of Affiant


Loriann M Toomey
Signature

Loriann M Toomey
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 11 day of April, 2018, by Loriann M. Toomey, as Manager of 6 LLC, a Florida limited liability company, on behalf of said company, who is personally known to me or who has produced _____ as identification.

Affix seal below:

David Wilcox
Notary Public Signature

Printed  DAVID WAYNE WILCOX
Commission # FF 117400
Expires August 28, 2018
Bonded Thru Troy Fahn Insurance 888-385-7918
Commission Number

Expiration Date

Inst. Number: 201841036630 Page 5 of 5 Date: 4/12/2018 Time: 12:08 PM
Angelina "Angel" Colomneso Clerk of Courts, Manatee County, Florida

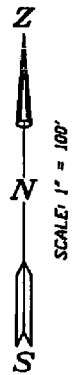
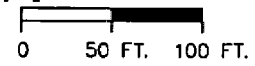


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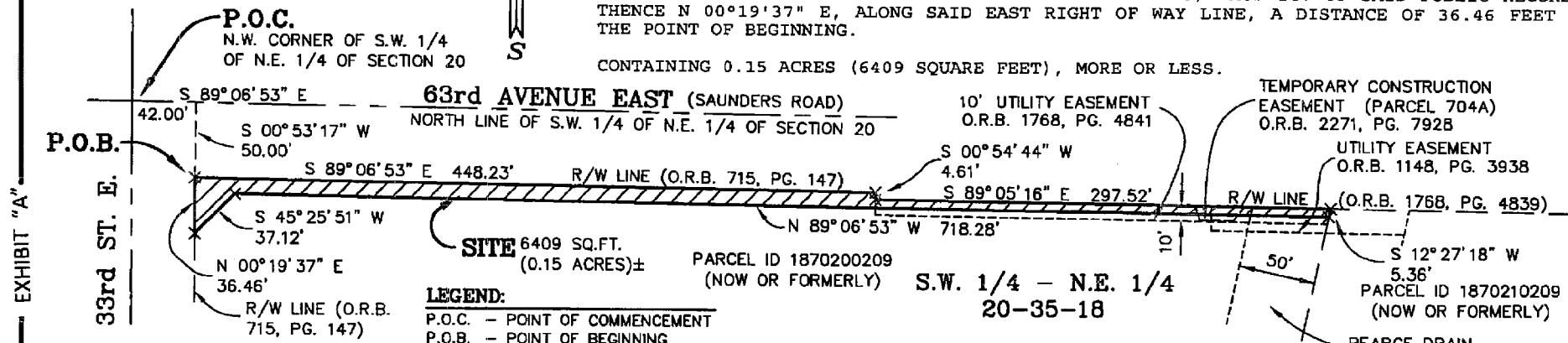


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O.R.B. 2628, PG. 6896

- LEGEND:**
- P.O.C. - POINT OF COMMENCEMENT
 - P.O.B. - POINT OF BEGINNING
 - R/W - RIGHT-OF-WAY
 - O.R.B. - OFFICIAL RECORD BOOK
 - PG. - PAGE
 - ID - IDENTIFICATION
 - SQ.FT. - SQUARE FEET
 - SITE (RIGHT-OF-WAY)

PARCEL OF LAND RIGHT-OF-WAY 63rd AVENUE EAST

LOCATED IN
SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°06'53" E.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET)
3. TITLE INFORMATION IS DERIVED FROM TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, AGS SEARCH No. 27764-1, DATED FEBRUARY 12, 2017.

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THEY MEET THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17.050, FLORIDA ADMINISTRATIVE CODE.

BY:
JAMES N. GATCH, JR. S.M.
FLORIDA CERTIFICATE NO. LS 4295
DATE OF CERTIFICATION: 02/13/2017

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bernie Job # 43904
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RIGHT-OF-WAY

May 8, 2018 - Regular Meeting
Agenda Item #25

5/8/18

Subject

Warranty Deed from 6 LLC for property located at 3324 63rd Avenue East, Bradenton, Florida 34203; PID 1870200209

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 6 LLC; and
- Accept Partial Release from Brian Ruggiero as Vice President of Whitney Bank; and
- Accept Affidavit of Ownership and Encumbrances from Loriann M. Toomey as Manager of 6 LLC.

Enabling/Regulating Authority

Chapters 125 and 127, Florida Statutes. Manatee 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 for Sale and Purchase from 6 LLC in the amount of \$60,152.00.
- The parcel is improved with a commercial scrap yard facility named Renovo Resource Solutions, Inc., which is owned by 6 LLC.
- The 63rd Avenue East at 33rd Street East Intersection Improvement Project requires a partial acquisition of 6,409 square feet along 63rd Avenue East.
- The real estate transaction has closed. This agenda item is to accept the conveyance documents and record conveyance documents in Board Records.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please email a copy of the approved agenda item to Tim Cristello at Tim.Cristello@mymanatee.org and Anthony Russo at Anthony.Russo@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 6 LLC.pdf](#)

Attachment: [Partial Release from Whitney Bank for 6 LLC Parcel.pdf](#)

Attachment: [Affidavit of Ownership and Encumbrances 6 LLC.pdf](#)

Attachment: [Location Map.pdf](#)



RIGHT-OF-WAY
63RD AVENUE EAST
BRADENTON



DISTRICT 4 - ROBIN DISABATINO