



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: 101
PID NO: 1535410003

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this 18th day of April, 2018, between **MORRIS H. GRIGGS AND ANGINETTE GRIGGS**, husband and wife, whose mailing address is 4511 44th Avenue East, Bradenton, Florida, 34203, (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.

Accepted in Open Session
Manatee County Board of County Commissioners

5/8/18

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

GRANTOR:
MORRIS H. GRIGGS, husband

[Signature]
First Witness Signature

Eric D. Ryder
First Witness Printed Name

[Signature]
Signature

Morris Griggs
Grantor Printed Name

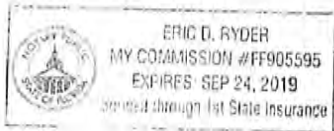
[Signature]
Second Witness Signature

Christine Erno
Second Witness Printed Name

STATE OF Florida
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 2nd day of March, 2018, by Morris H. Griggs, husband, who _____ is personally known to me or x who has produced G620-333-60-229-0 (FL DL) as identification.

Affix seal below:



[Signature]
Notary Public Signature

Eric D. Ryder
Printed Name

FF905595
Commission Number

9/24/19
Expiration Date

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

GRANTOR:
ANGINETTE GRIGGS, wife

Eric D. Ryder
First Witness Signature

Eric D. Ryder
First Witness Printed Name

Anginette Griggs
Signature

Anginette Griggs
Grantor/Printed Name

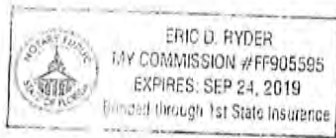
Christine Erno
Second Witness Signature

Christine Erno
Second Witness Printed Name

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2nd day of March, 2018, Anginette Griggs, wife, who is personally known to me or X who has produced 6620-000-64-521-0 (FL DL) as identification.

Affix seal below:



Eric D. Ryder
Notary Public Signature

Eric D. Ryder
Printed Name

FF905595
Commission Number

9/24/19
Expiration Date

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

Exhibit "A"

Description and Sketch

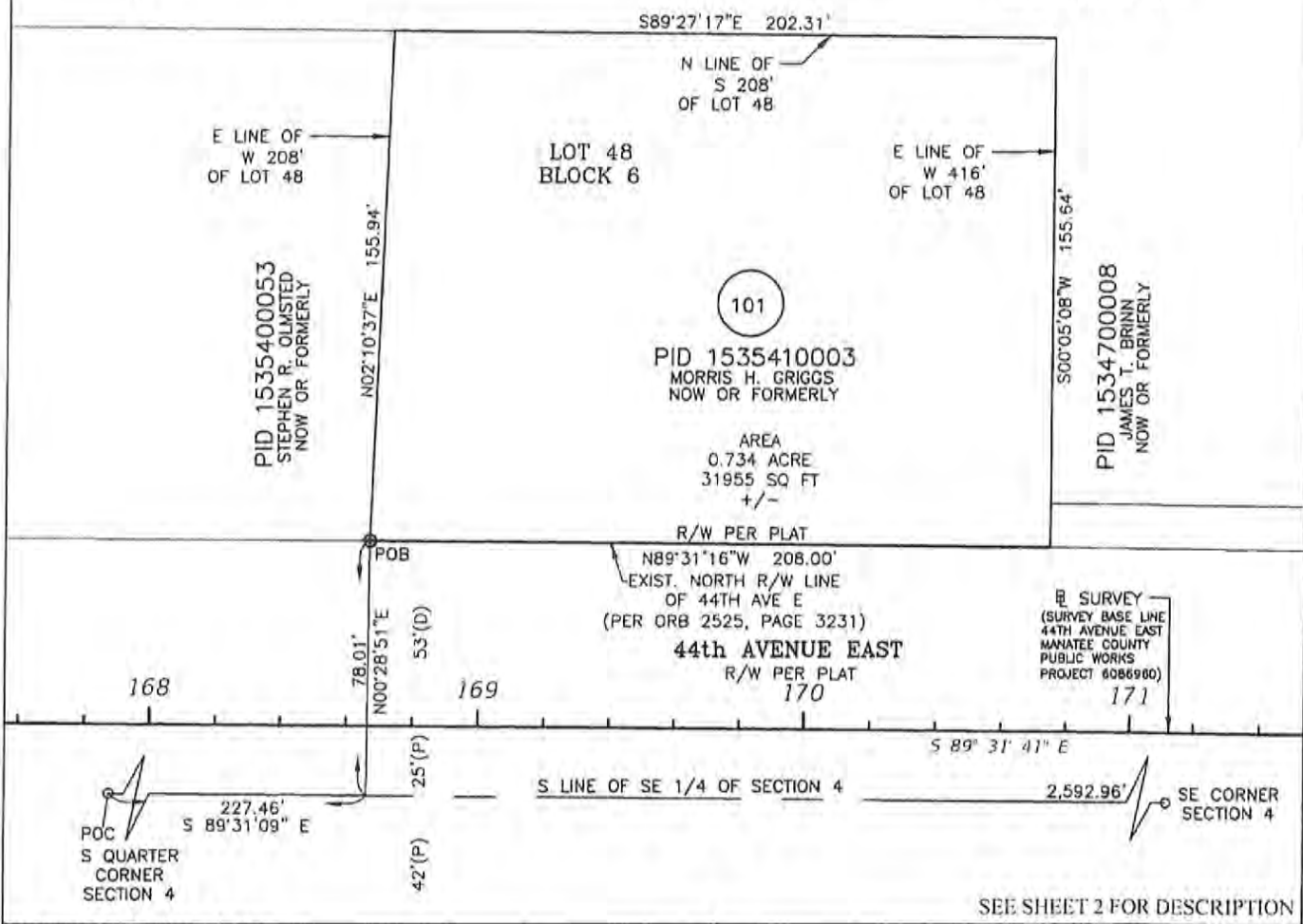
44TH AVENUE EAST PER MANATEE COUNTY PUBLIC WORKS
 PROJECT NUMBER 6086960
 (NOT A SURVEY)



LEGEND

- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- B = BASELINE
- +/- = MORE OR LESS
- (P) = PLAT
- (D) = DEED
- SQ FT = SQUARE FOOT

ELWOOD PARK
 (PLAT BOOK 2, PAGE 76)



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 4, 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 101

44th Avenue East

Manatee County

That part of Lot 48, Block 6 of Elwood Park Subdivision as recorded in Plat Book 2, Page 76, Public Records of Manatee County, Florida, being in Section 4, Township 35 South, Range 18 East more particularly described as follows:


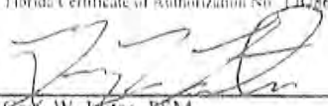

Commence at the South Quarter Corner of said Section 4; thence South 89° 31' 09" East along the South line of the Southeast Quarter of said Section 4, a distance of 227.46 feet; thence North 00° 28' 51" East a distance of 78.01 feet to the East line of the West 208 feet of said Lot 48, to the POINT OF BEGINNING; thence North 02° 10' 37" East along said East line, a distance of 155.94 feet to the North line of the South 208 feet of said Lot 48; thence South 89° 27' 17" East along said North line, a distance of 202.31 feet to the East line of the West 416 feet of Lot 48; thence South 00° 05' 08" West along said East line, a distance of 155.64 feet to the North right-of-way line of 44th Avenue East as recorded in Official Record Book 2525, Page 3231, Public Records of Manatee County, Florida; thence North 89° 31' 16" West along said North right-of-way line, a distance of 208.00 feet to the POINT OF BEGINNING.

Containing 0.734 acres or 31,955 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 4, Township 35 South, Range 18 East being a found concrete monument and a found railroad spike deriving a bearing of South 89° 31' 09" 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. 1535410003

 <p style="font-size: small;">MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p style="font-size: x-small;">1112 MANATEE AVENUE WEST BRADENTON, FLORIDA 34205 (941)740-4501</p>	<p>AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. LB2860</p> <div style="text-align: center;">  8/7/17 10/17 </div> <p>Gary W. Elites, PSM Florida Professional Surveyor & Mapper - LS4367</p> <p style="font-size: x-small;">7651 East Courtney, Courtney, Courtney Tampa, FLORIDA 33607-1487 Telephone No. (813)285-1211</p> <div style="font-size: x-small; border: 1px solid black; padding: 2px; width: fit-content; margin-left: auto;"> Drawn By: E. Matcoff Checked By: G. Lyles </div>	<div style="text-align: center;">  </div>	<p>Sheet: 2 OF 2</p> <hr/> <p>Section 4, Township 35 South, Range 18 East</p> <hr/> <p>Drawing Date: 1/9/17</p>
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5/8/18

May 8, 2018 - Regular Meeting
Agenda Item #28

Subject

Warranty Deed from Morris H. Griggs and Anginette Griggs for property located at 4511 44th Avenue East, Bradenton, Florida; PID 1535410003

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 document**

- Accept Warranty Deed from Morris H. Griggs and Anginette Griggs.

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 March 20, 2018, the Board of County Commissioners executed a contract from Morris H. Griggs and Anginette Griggs, for the purpose of the 44th Avenue East Road Improvement Project from 45th Street East to 44th Avenue Plaza East in the amount of \$576,250.00.
- Parcel 101 is a total acquisition of a homestead parcel. The area of the acquisition is 31,995 square feet.
- Independence Acquisition and Appraisal, LLC, was contracted to negotiate an agreement for the land.
- 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

Instructions to Board Records

Emailed 5/9/18

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 #101
44TH AVENUE EAST
PROJECT NUMBER 6086960

District 5 - Commissioner Vanessa Baugh

