THIS INSTRUMENT PREPARED BY:
Chris Munyon, Real Property Specialist, Property Acquisition Division
Manatee County Property Acquisition Division
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Extension
PROJECT NUMBER. 380-6053913
PID#: 484910309

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

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 30th day of March, 2018, between **Thomas A. Quinn** individually and as Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997, whose mailing address is 301 North Bay Boulevard, P.O. Box 4106, Anna Maria, Florida 34216, (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 covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor and that said land is free of all encumbrances, except taxes accruing for the year 2018 and subsequent years.

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

SIGNATURE PAGES AND ACKNOWLEDGMENTS FOLLOW ON NEXT PAGES.

ACCEPTED IN OPEN SESSION 7/24/18
BOARD OF COUNTY COMMISSIONERS MANATEE COUNTY

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

GRANTOR:
THOMAS A. QUINN, individually and as Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997

First Witness Signature

Chris Munyon
First Witness Printed Name

Second Witness Signature

Matthew S. Farmer
Second Witness Printed Name

By: Thomas A. Quinn
Signature

As: Trustee
Title

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 30 day of March, 2018, by **THOMAS A. QUINN,** individually and as Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997, who ✗ is personally known to me or _____ who has produced _____ as identification.

Affix seal below:

MATTHEW S. FARMER
Commission # GG 146988
Expires October 1, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

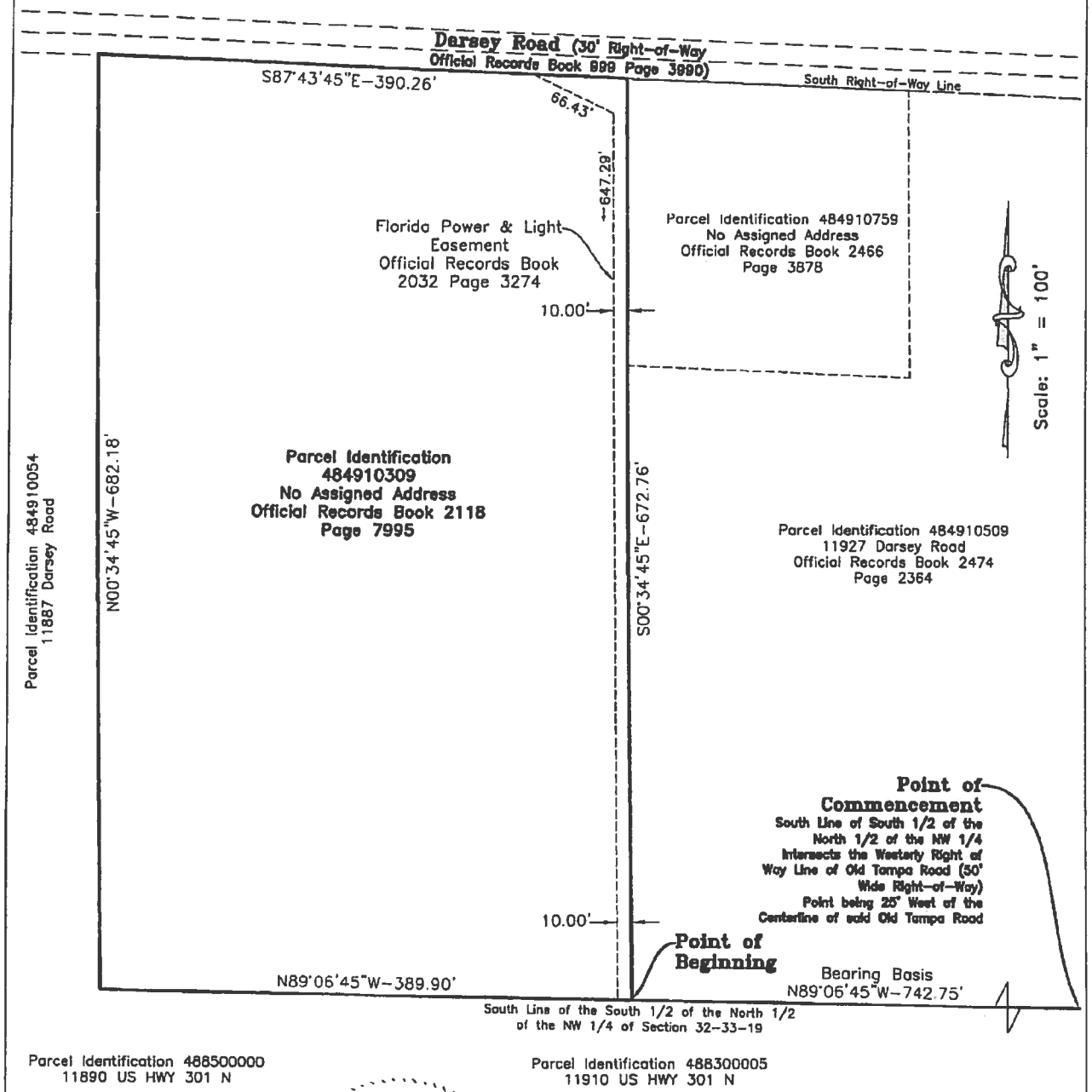
Notary Public Signature

Matthew S. Farmer
Printed Name

GG 146988
Commission Number

10/1/2021
Expiration Date

Exhibit "A"
Sketch of Description
(NOT A SURVEY)



MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT
SURVEY DIVISION

1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501

Todd E. Boyle, RSM
Florida Registered Professional Surveyor & Mapper: 6047

1/31/2018
Date

Notes:
-See Sheet 2 of 2
For Surveyor's Notes

Drawing Path:
S:\SURVEY\2018
Jobs\20180101_Darsey
Road-Sketch of Description
PID 484910309\CAD_DWG's

Sheet: 1 OF 2

Section 32, Township 33
South, Range 19 East

Drawing Date: 01/31/18

Exhibit "A"
Sketch of Description

(NOT A SURVEY)

Description: Per Official Records Book 2118, page 7995:

A PARCEL OF LAND SITUATED IN THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT A POINT WHERE THE SOUTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF THE NW 1/4 INTERSECTS THE WESTERLY RIGHT OF WAY LINE OF OLD TAMPA ROAD (A 50 FOOT WIDE RIGHT OF WAY); SAID POINT BEING 25 FEET WEST OF THE CENTERLINE OF SAID OLD TAMPA ROAD; THENCE N 89°06'45" W, ALONG SAID SOUTH LINE, A DISTANCE OF 742.75 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°06'45" W, ALONG SAID SOUTH LINE A DISTANCE OF 389.90 FEET, THENCE N 00°34'45" W, 682.18 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF DARSEY ROAD (A 30 FOOT WIDE RIGHT OF WAY); THENCE S 87°43'45" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 390.26 FEET; THENCE S 00°34'45" E, 672.76 FEET TO THE POINT OF BEGINNING.

Surveyor's Notes:
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
3. The bearing basis is the is the South Line of the South 1/2 of the North 1/2 of the NW 1/4 of Section 32-33-19, which bears N89°06'45"W (Assumed).
4. Title Report provided by American Government Services Corporation File #28265-2, Dated November 17, 2017 was utilized to prepare the Sketch of Description. No other instruments of record, rights-of-way and/or ownership are known by, or were furnished this surveyor except as shown hereon. Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper.
5. Containing 6.06 Acres more or less per Official Records Book 1332 page 0912.
6. Subject to a Florida Power and Light Easement, as shown, recorded in Official Records Book 2032, page 3274.
7. Parcel Identification numbers as shown are now or formally noted per the Manatee County GIS mobile server.

MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT
SURVEY DIVISION

1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA 34205.
(941)748-4501

Notes:
-See Sheet 1 of 2 For Sketch

Drawing Path: S:\SURVEY\2018 Jobs\20180101_Darsey Road-Sketch of Description PID 484910309\CAD_DWG's

Sheet: 2 OF 2

Section 32, Township 33 South, Range 19 East

Drawing Date: 01/31/18

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

PROJECT NAME: Fort Hamer Extension
PROJECT NO: 380-6053913
PARCEL NO N/A
PID NO: 484910309

SPACE ABOVE THIS LINE FOR RECORDING DATA

CERTIFICATION OF TRUST

BEFORE ME, the undersigned notary public, personally appeared **THOMAS A. QUINN** (Affiant) who being first duly sworn, deposes and says that:

1. Affiant is the only Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997 (hereinafter the **Trust**).

2. The Trust exists and the Trust instrument was executed on November 25, 1997.

3. The settlor (creator/grantor) of the Trust was Thomas A. Quinn.

4. Trustee Thomas A. Quinn's mailing address is 301 North Bay Boulevard P.O Box 4106, Anna Maria, Florida 34206.

5. Affiant certifies that this Certification of Trust pertains to the trust property described in Exhibit A, attached hereto and incorporated herein by this reference.

6. Title to the property described in Exhibit A is currently vested as Thomas A. Quinn, Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997.

7. Affiant, as trustee of the Trust, has the power to convey, sell, lease, exchange, convert or otherwise dispose of assets, whether real property or personal property, tangible or intangible, upon any terms deemed satisfactory by trustee.

8. The Trust is revocable. The Grantor, Thomas A. Quinn, reserves the right and power, at any time and from time to time, to revoke this Trust Agreement in whole or in part.

9. Affiant, as trustee, has the power to execute and deliver all instruments and to take any other action which appears necessary or desirable to exercise his powers.

10. The Trust has not been revoked, modified, or amended in any manner that would cause the representations herein to be incorrect.

11. The trust property described in Exhibit A is NOT the homestead property of Thomas A. Quinn.

12. Affiant is familiar with the applicable Florida laws regarding sworn statements and the penalties and liabilities resulting from false statements and misrepresentations made in instruments of this nature.

ACCEPTED IN OPEN SESSION 7/24/18
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

THOMAS A. QUINN

Thomas A. Quinn
Signature

THOMAS A. QUINN
Printed Name

STATE OF Florida
COUNTY OF Manatee

Sworn to (or affirmed), acknowledged and subscribed before me this 30 day of March, 2018, by Thomas A. Quinn, who x is personally known to me or ___ who has produced _____ as identification.

Affix seal below:

MATTHEW S. FARMER
Commission # GG 146988
Expires October 1, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

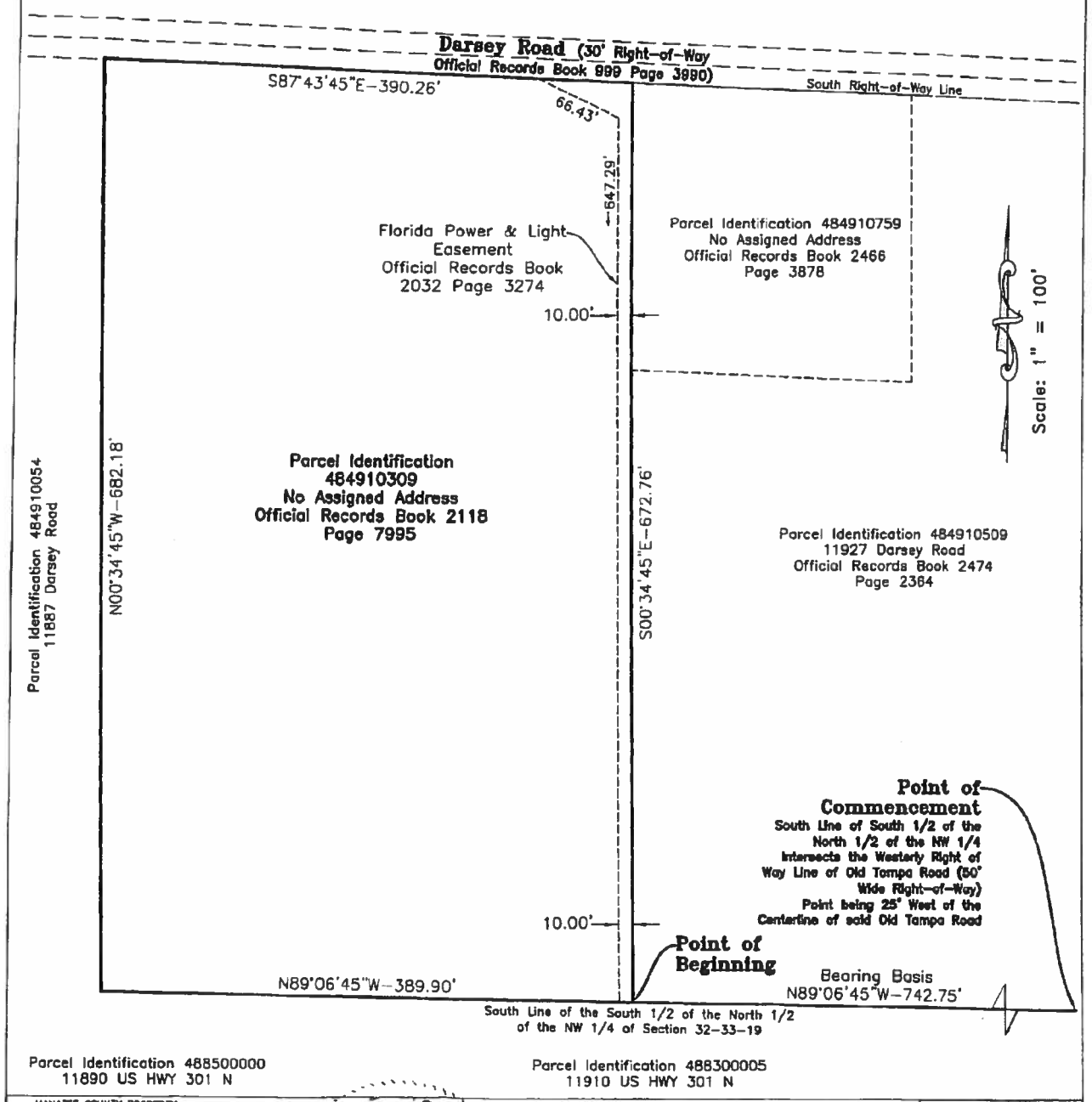
Matthew S. Farmer
Notary Public Signature

Matthew S. Farmer
Printed Name

GG 146988
Commission Number

10/1/2021
Expiration Date

Exhibit "A"
Sketch of Description
(NOT A SURVEY)



MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION

1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA 34205
(941)748-4501

Todd E. Boyle, RSM
Florida Registered Professional Surveyor & Mapper, 6047

1/31/2018
Date

Notes:
-See Sheet 2 of 2 For Surveyor's Notes

Drawing Path: S:\SURVEY\2018 Jobs\20180101_Darsey Road-Sketch of Description PID 484910309\CAD_DWG's

Sheet: 1 OF 2

Section 32, Township 33 South, Range 19 East

Drawing Date: 01/31/18

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Sketch of Description

(NOT A SURVEY)

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2. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
3. The bearing basis is the is the South Line of the South 1/2 of the North 1/2 of the NW 1/4 of Section 32-33-19, which bears N89°06'45"W (Assumed).
4. Title Report provided by American Government Services Corporation File #28265-2, Dated November 17, 2017 was utilized to prepare the Sketch of Description. No other instruments of record, rights-of-way and/or ownership are known by, or were furnished this surveyor except as shown hereon. Subject to easements, dedications and restrictions of record not provided to the Surveyor and Mapper.
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6. Subject to a Florida Power and Light Easement, as shown, recorded in Official Records Book 2032, page 3274.
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MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT
SURVEY DIVISION
1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501

Notes:
-See Sheet 1 of 2 For Sketch

Drawing Path: S:\SURVEY\2016 jobs\20180101_Darsey Road-Sketch of Description PID 484910309\CAD_DWG's

Sheet: 2 OF 2

Section 32, Township 33 South, Range 19 East

Drawing Date: 01/31/18

THIS INSTRUMENT PREPARED BY:
Chris Munyon, Real Property Specialist, Property Acquisition Division
Manatee County Property Acquisition Division
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Extension
PROJECT NUMBER: 380-6053913
PID#: 484910309

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **THOMAS A. QUINN** who being first duly sworn, deposes and says that, to the best of his independent knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.

2. I am the sole Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997.

3. I, as Trustee, am 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.

4. I, as Trustee, have full authority to sell or encumber the Property.

5. I, as Trustee, have sole and exclusive possession of the Property.

6. The Property is not my homestead.

7. Neither my 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.

8. No person or entity other than ourselves claim 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.

9. There are no disputes concerning the location of the boundary lines of the Property.

10. I have 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.

11. 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 I am responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or

ACCEPTED IN OPEN SESSION 7/24/18
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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 our possession, I shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

12. 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.

13. 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 me in the courts of Manatee County, Florida, or any other courts.

14. There are no matters pending against me 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 I have 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.

15. 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.

16. 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 me during the past **NINETY (90)** days.

17. 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 H. A. Gillett, joined by his wife, Esto Gillett, and Lewin Gillett, a single woman, to W. A. Gillett and Marjorie G. Britt, dated July 5, 1962 and recorded July 6, 1962 in Official Records Book 122, Page 180, of the Public Records of Manatee County, Florida.

Resolution Approving Private Easement as Private Street recorded February 13, 1981 in Official Records Book 999, Page 3990, of the Public Records of Manatee County, Florida.

Easement in favor of Florida Power & Light Company, dated June 23, 2005 and recorded June 23, 2005 in Official Records Book 2032, Page 3274, of the Public Records of Manatee County, Florida.

Owner Acknowledgement That Property Is Subject To Private Street Agreement executed by LGM Homes, Inc., a Florida corporation, dated August 19, 2005 and recorded August 19, 2005 in Official Records Book 2050, Page 3129, of the Public Records of Manatee County, Florida.

Reciprocal Easement Agreement for Private Street by and between June W. Mears, Mathew Behringer, Winton Ross Darsey, Michael E. Parks, Thomas Quinn, Darren Alden Gillett, Allen J. Davis, and Jack Tichenor, recorded November 3, 2015 in Official Records Book 2593, Page 5370, of the Public Records of Manatee County, Florida.

Affidavit Acknowledgment and Agreement for Access by Private Street by and between June W. Mears, Mathew Behringer, Winton Ross Darsey, Michael E. Parks, Thomas Quinn, Darren Alden Gillett, Allen J. Davis, and Jack Tichenor, recorded November 3, 2015 in Official Records Book 2593, Page 5384, of the Public Records of Manatee County, Florida.

18. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property and 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, if necessary.

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

SIGNATURE PAGES AND ACKNOWLEDGMENTS FOLLOW ON NEXT PAGES.

THOMAS A. QUINN

Thomas A. Quinn
Signature

THOMAS A. QUINN
Printed Name

STATE Florida
COUNTY OF Manatee

Sworn to (or affirmed), acknowledged and subscribed before me this 30 day of March 2018, by Thomas A. Quinn, who x is personally known to me or _____ who has produced _____ as identification.

Affix seal below:

MATTHEW S. FARMER
Commission # GG 146988
Expires October 1, 2021
Bonded Thru Troy Fain Insurance 800-385-7019

Matthew S. Farmer
Notary Public Signature

Matthew S. Farmer
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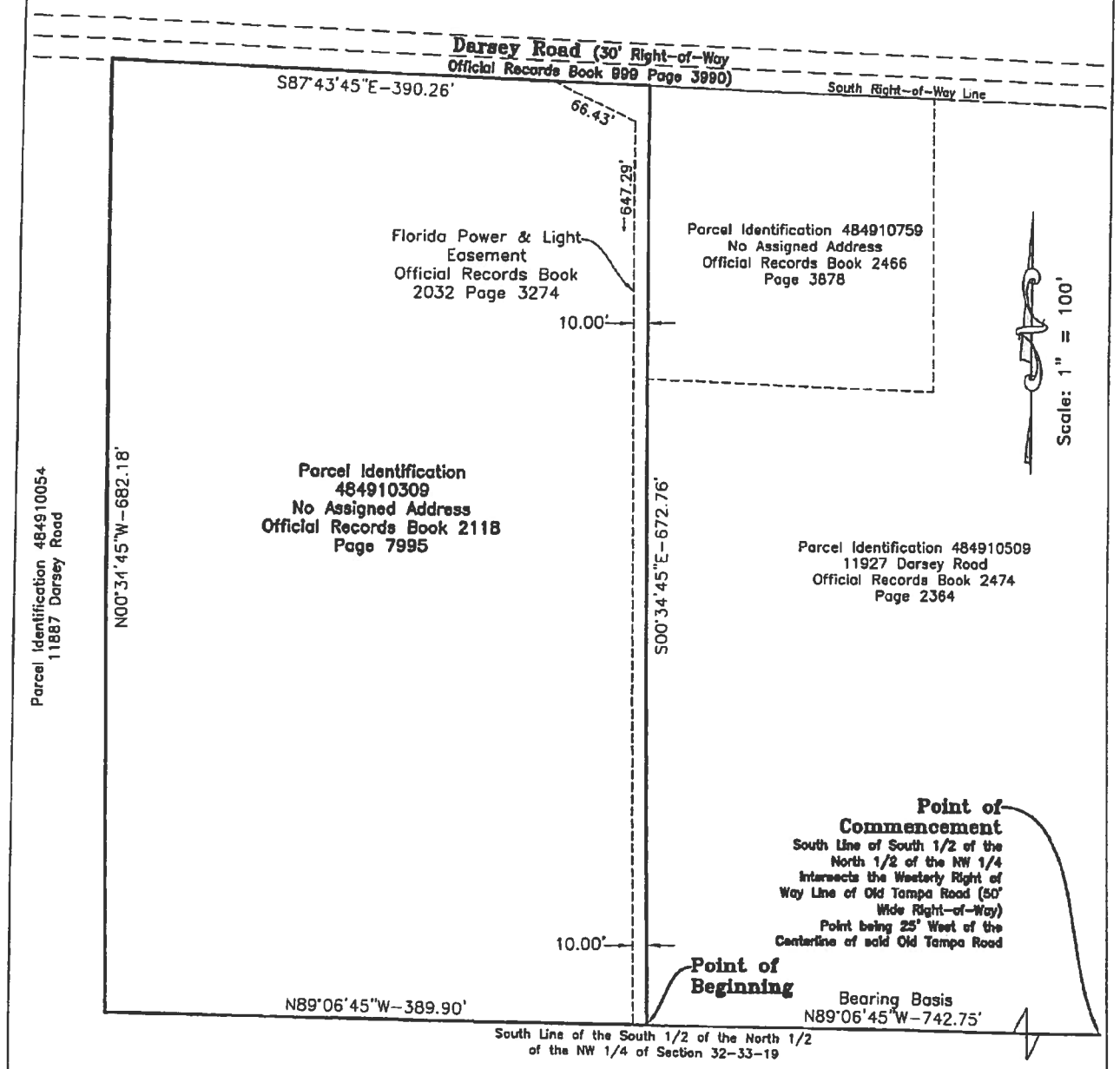
Exhibit "A"
Sketch of Description
(NOT A SURVEY)



MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT
SURVEY DIVISION

1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501

Todd E. Boyle, RSM
Florida Registered Professional Surveyor & Mapper, 6047

1/31/2018
Date

Notes:
-See Sheet 2 of 2
For Surveyor's Notes

Drawing Path:
S:\SURVEY\2018
Jobs\20180101_Darsey
Road-Sketch of Description
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Sheet: 1 OF 2

Section 32, Township 33
South, Range 19 East

Drawing Date. 01/31/18

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SURVEY DIVISION

1112 MANATEE AVENUE WEST
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(941)748-4501

Notes:
-See Sheet 1 of 2 For Sketch

Drawing Path: S:\SURVEY\2018 Jobs\20180101_Darsey Road-Sketch of Description PID 484910309\CAD_DWG's

Sheet: 2 OF 2

Section 32, Township 33 South, Range 19 East

Drawing Date: 01/31/18

Manatee County Government Administrative Center
Commission Chambers, First Floor
9:00 a.m. - July 24, 2018

July 24, 2018 - Regular Meeting
Agenda Item #43

Approved in Open Session 7/24/18,
Manatee County
Board of County Commissioners

Subject
Trustee's Deed from Thomas A. Quinn, individually and as Trustee of the Thomas A. Quinn Revocable Trust, for the Property located on Darsey Road, PID 484910309

Briefings
None

Contact and/or Presenter Information

Joy Leggett-Murphy, Property Acquisition Division Manager, Property Management Department, Extension 3439

Chris Munyon, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6285

Action Requested

previously recorded

- Accept Trustee's Deed from Thomas A. Quinn, individually and as Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997; and,
- Accept Certification of Trust from Thomas A. Quinn, individually and as Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997; and,
- Accept Affidavit of Ownership and Encumbrances from Thomas A. Quinn, individually and as Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997.

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 for Sale and Purchase from Thomas A. Quinn, individually and as Trustee of the Thomas A. Quinn Revocable Trust, dated November 25, 1997, in the amount of $295,000.00.
- The parcel is a total acquisition consisting of 6.06 acres of vacant land located on Darsey Road.
- The acquisition is for the required right-of-way needed for the future improvements and alignment at Fort Hamer Road from Erie Road to U.S. 301 North.
- The real estate transaction has closed and the conveyance documents have been recorded. This agenda item is to accept the conveyance documents and record the 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

Please notify Chris Munyon at chris.munyon@mymanatee.org and Sia Mollanazar at sia.mollanazar@mymanatee.org.

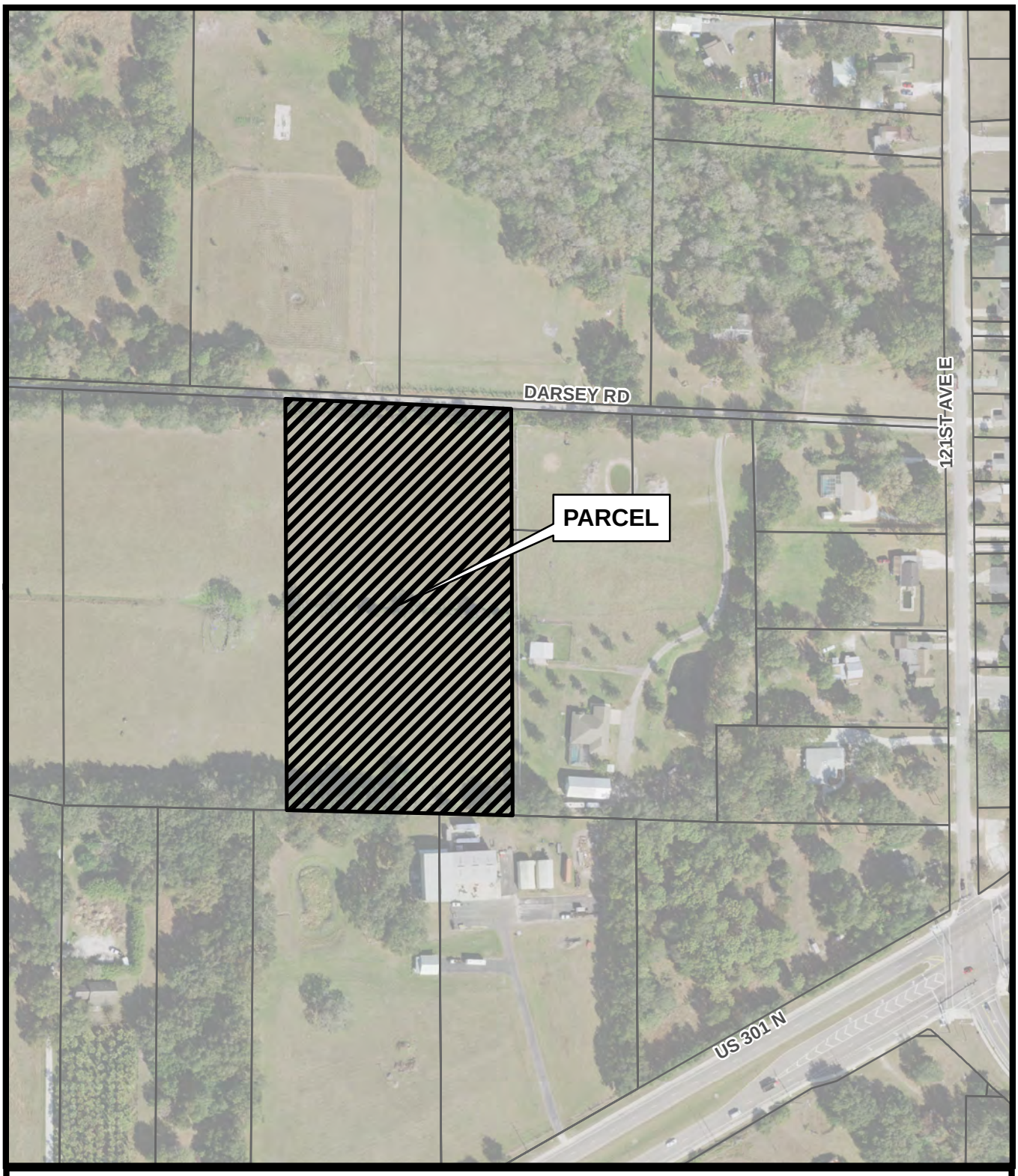
The conveyance documents have been recorded in Official Records. Please record in Board Records only.

Distributed 7/27/18, RT

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: Trustee's Deed - Quinn.pdf
Attachment: Certification of Trust - Quinn.pdf
Attachment: Affidavit of O &E - Quinn.pdf
Attachment: Location Map - Quinn.pdf



PID 484910309

FORT HAMER ROAD EXTENSION

DISTRICT 1 - PRISCILLA WHISENANT TRACE