



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: 135
PID NO: 1494214453

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 31 day of May, 2018, between **TERRY READ a/k/a TERRY REED**, a single man, whose mailing address is 4304 62nd Street East, 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 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 FOLLOWING PAGE.

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:
TERRY READ a/k/a TERRY REED,
a single man

Amanda Sibley
First Witness Signature

Terry A. Read
Signature

Amanda Sibley
First Witness Printed Name

TERRY A. REED
Grantor Printed Name

Kathy L. Sasse
Second Witness Signature

Kathy L. Sasse
Second Witness Printed Name

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 24th day of April, 2018,
by Terry Read a/k/a Terry Reed, a single man, who x is personally known to me or _____ who
has produced _____ as identification.

Affix seal below:



Kristen A. Fernandez
Notary Public Signature

Kristen A. Fernandez
Printed Name

FF 107894
Commission Number

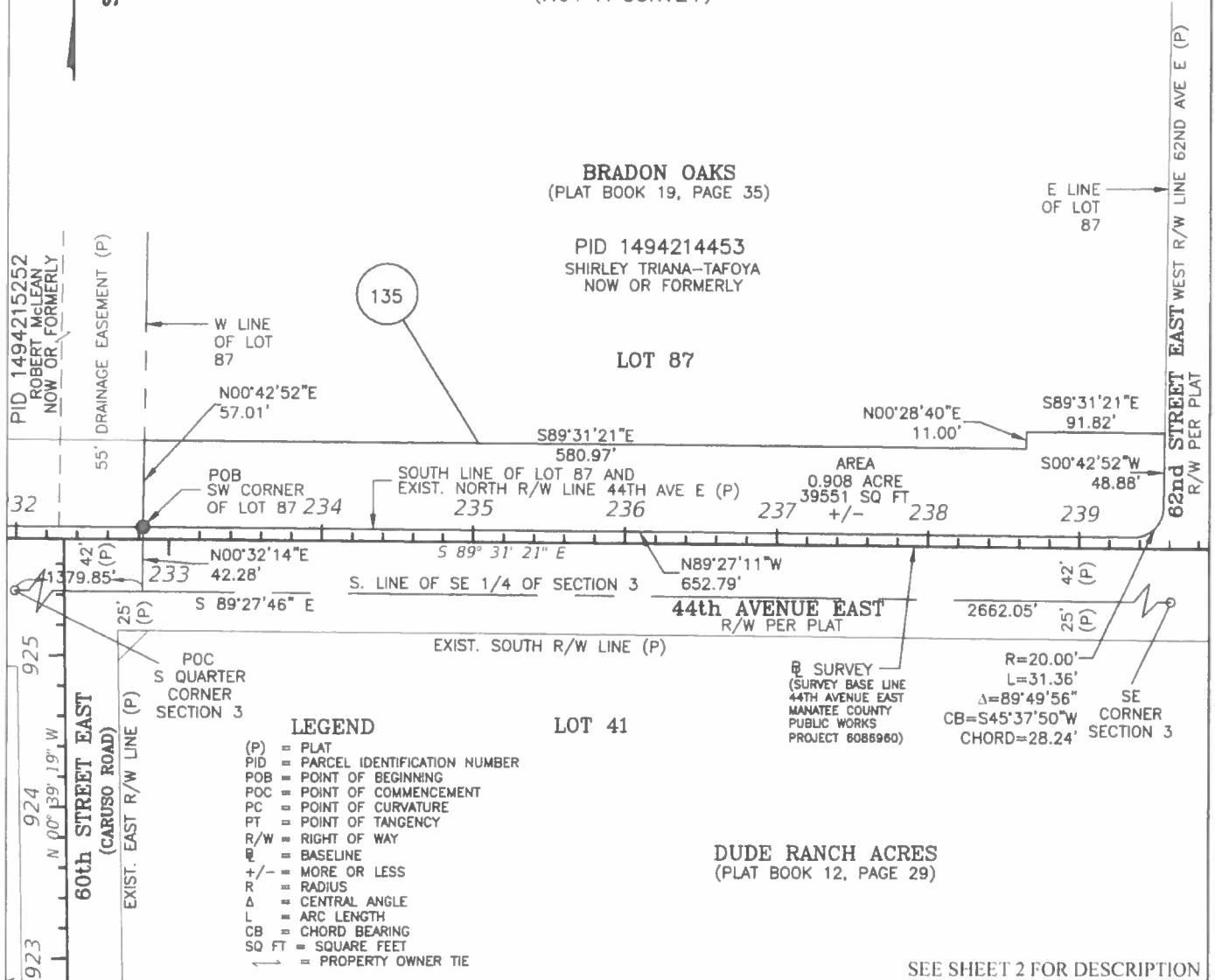
June 14, 2018
Expiration Date

SE 1/4, Section 3, 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**
- (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 3, Township 35 South, Range 18 East
Drawing Date: 1/9/17



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: 135
PID NO: 1494214453

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT (hereinafter the **Easement**) made this 31 day of Mar, 2019, between **TERRY READ a/k/a TERRY REED**, a single man, as owner of the following described property, whose mailing address is 4304 62nd Street East, 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**).

As used herein, the term "Grantor" shall include any and all heirs, legal representatives, successors or assigns of the Grantor, and all subsequent owners of the "Property" (as hereinafter defined) and the term "Grantee" shall include any successor or assignee of Grantee.

WITNESSETH that Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell and transfer unto Grantee a *nonexclusive temporary construction easement* across, in, over, under, and upon the real property of the Grantor situated, lying and being in the County of Manatee, State of Florida (hereinafter the Property), particularly described as:

See legal description identified as Exhibit D attached hereto.

THIS Easement shall be for the purposes of conducting an asbestos survey of the main residence, demolishing the main residence, filling and grading the remainder pond and for all other construction purposes reasonably related to the construction to be undertaken by Grantee. This Easement is granted upon the condition that the clearing, grading and filling upon the Property shall not extend beyond the limits outlined above and that all clearing, grading and filling shall conform to all remaining improvements on the remainder Property and all work shall be performed in such a manner that remaining improvements will be left in same or like condition.

THAT said Grantor reserves the right to use the Property in any manner that will not prevent or interfere with the rights granted to the Grantee herein; provided, that the Grantor does not obstruct, or permit others to obstruct, the Property at any time without first obtaining express written consent of the Grantee.

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

THIS Easement shall be for a term of **Ninety (90) Days** and shall commence on the day of closing and terminate Ninety (90) days after closing, herein the effective date.

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

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name, the day and year first above written.

SIGNATURES AND ACKNOWLEDGEMENT APPPEAR ON FOLLOWING PAGE.

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

GRANTOR:

TERRY READ a/k/a TERRY REED
a single man

Amanda Sibley
Witness

Amanda Sibley 4-24-18
Printed Name and Date

Terry A. Read
Signature

TERRY A. READ 4-24-18
Printed Name and Date

Kathy L. Sasse
Witness

Kathy L. Sasse 4/24/18
Printed Name and Date

STATE OF Florida
COUNTY OF Sarasota

The foregoing instrument was acknowledged before me this 24th day of April,
20 18, by Terry Read a/k/a Terry Reed, a single man, who is personally known to me or
 who has produced as identification.

Affix seal below:



Kristen A. Fernandez
Notary Public Signature

Kristen A. Fernandez
Printed Name

FF 107894
Commission Number

June 14, 2018
Expiration Date

SE 1/4, Section 3, Township 35 South, Range 18 East
 Manatee County, Florida

Exhibit "D"

Description and Sketch

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

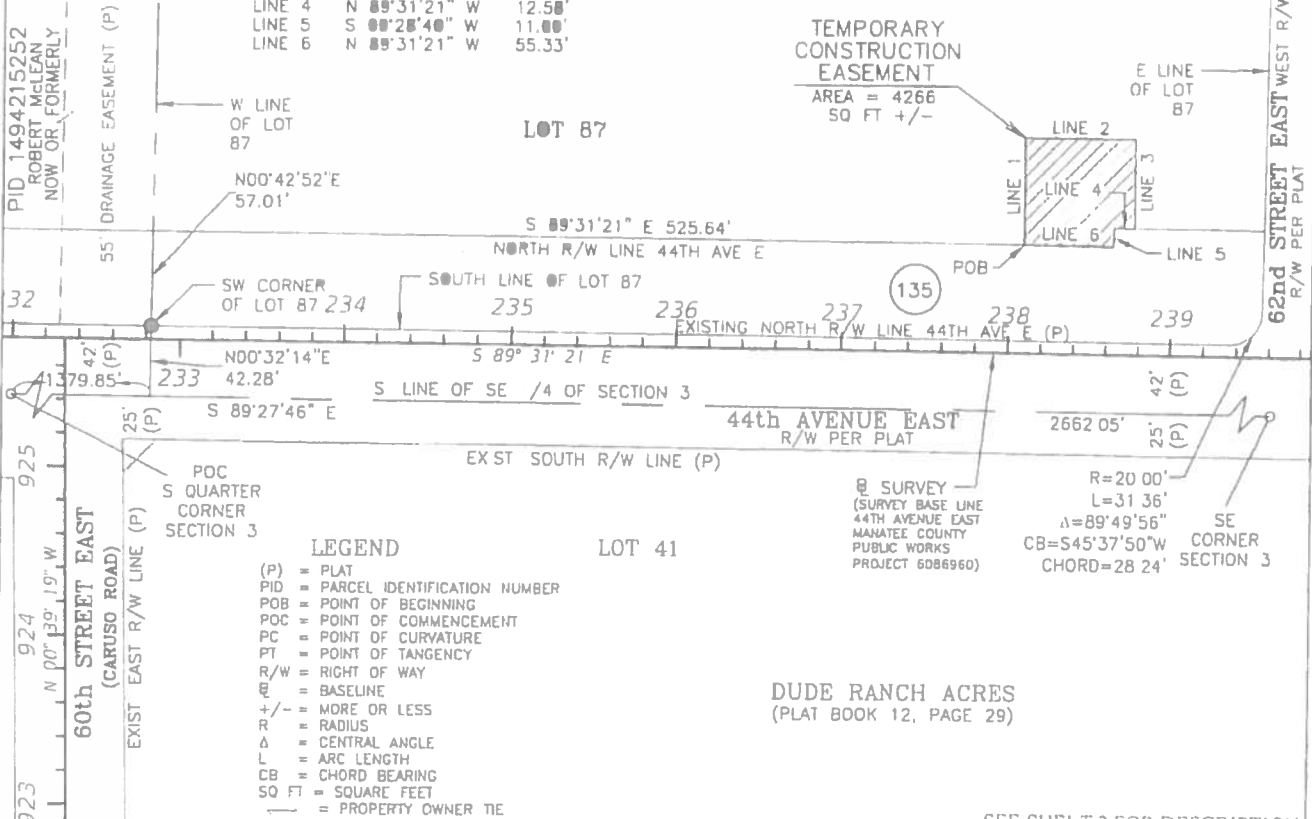
BRADON OAKS
 (PLAT BOOK 19, PAGE 35)

PID 1494214453
 SHIRLEY TRIANA-TAFOYA
 NOW OR FORMERLY



LINE TABLE

LINE 1	N 00°28'40" E	64.49'
LINE 2	S 89°31'21" E	68.00'
LINE 3	S 00°28'40" W	54.07'
LINE 4	N 89°31'21" W	12.50'
LINE 5	S 00°28'40" W	11.00'
LINE 6	N 89°31'21" W	55.33'



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
- E = 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 3, Township 35 South, Range 18 East
Drawing Date 1/9/17

Exhibit "D" Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Temporary Construction Easement 44th Avenue East Manatee County

That part of Lot 87, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being in Section 3, Township 35 South, Range 18 East being more particularly described as follows:


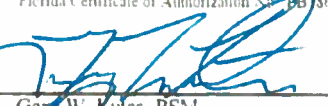

Commence at the South Quarter Corner of said Section 3; thence South 89° 27' 46" East along the South line of the Southeast Quarter of said Section 3, a distance of 1379.85 feet; thence North 00° 32' 14" East, a distance of 42.28 feet to the Southwest corner of Lot 87; thence North 00° 42' 52" East along the west line of said Lot 87, a distance of 57.01 feet; thence South 89° 31' 21" East, a distance of 525.64 feet, to the POINT OF BEGINNING; thence North 00° 28' 40" East, a distance of 64.49 feet; thence South 89° 31' 21" East a distance of 68.00 feet; thence South 00° 28' 40" East, a distance of 54.07 feet to the Northerly right of way line of 44th Avenue East; thence along said North right-of-way line the following 3 courses, thence North 89° 31' 21" West a distance of 12.58 feet; thence South 00° 28' 40" West a distance of 11.00 feet; thence North 89° 31' 21" West a distance of 55.33 feet POINT OF BEGINNING.

Containing 4266 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 3, Township 35 South, Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" 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. 1494214453.

 1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205 (941)748-4501	AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. EB 1360  Gary W. Kules, PSM Florida Professional Surveyor & Mapper 154367		Sheet: 2 OF 2
	Date: 4/18/18		Section 3, Township 35 South, Range 18 East
	Drawn By: C. Malcof Checked By: G. Kules		Drawing Date: 1/9/17

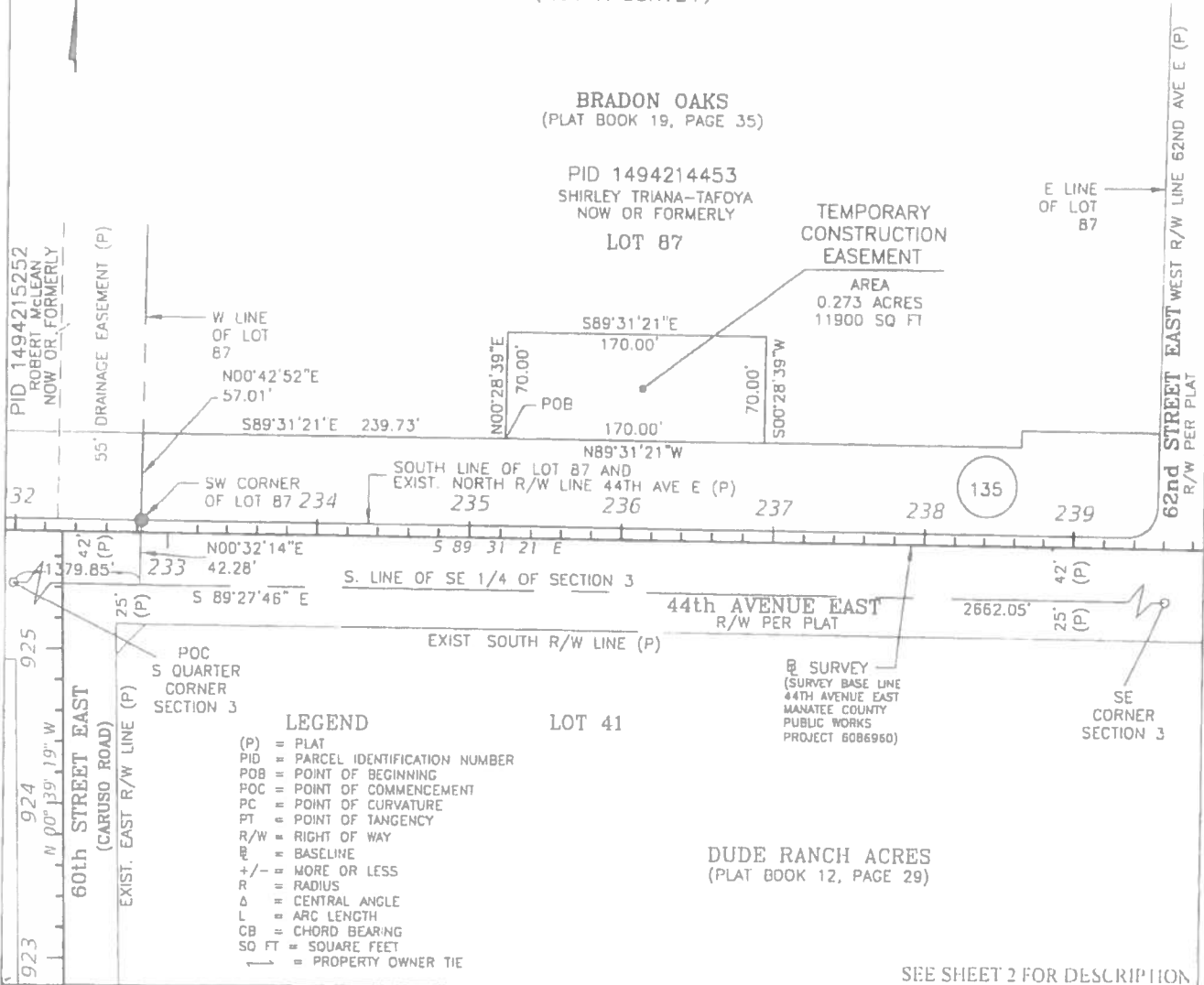
SE 1/4, Section 3, Township 35 South, Range 18 East
 Manatee County, Florida

Exhibit "D"

Description and Sketch

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

Scale: 1" = 100'



FOR MANATEE COUNTY PROPERTY
 MANAGEMENT DEPARTMENT
 SURVEY DIVISION

1112 MANATEE AVENUE WEST
 BRADLETON, 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 3, Township 35
 South, Range 18 East

Drawing Date: 12/19/17

Sheet: 1 OF 2

Section 3, Township 35
 South, Range 18 East

Drawing Date: 12/19/17

Exhibit "D"

Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Temporary Construction Easement 44th Avenue East Manatee County

That part of Lot 87, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being in Section 3, Township 35 South, Range 18 East being more particularly described as follows:


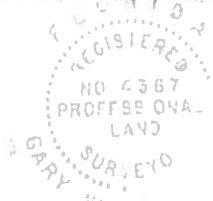
Commence at the South Quarter Corner of said Section 3; thence South 89° 27' 46" East along the South line of the Southeast Quarter of said Section 3, a distance of 1379.85 feet; thence North 00° 32' 14" East, a distance of 42.28 feet to the Southwest corner of Lot 87; thence North 00° 42' 52" East along the west line of said Lot 87, a distance of 57.01 feet; thence South 89° 31' 21" East a distance of 239.73 feet, to the POINT OF BEGINNING; thence North 00° 28' 39" East a distance of 70.00 feet; thence South 89° 31' 21" East a distance of 170.00 feet; thence South 00° 28' 39" West a distance of 70.00 feet; thence North 89° 31' 21" West a distance of 170.00 feet, to the POINT OF BEGINNING.

Containing 0.273 acres or 11,900 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 3, Township 35 South, Range 18 East being a found nail and disk to a found nail deriving a bearing of South 89° 27' 46" 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 Surveyor 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. 1494214453.

<p>MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p>  <p>1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205 (941)748-4501</p>	<p>AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. 187860</p> <p><i>[Signature]</i> 4/18/18 Date</p> <p>Gary W. Lutes, PSMT Florida Professional Surveyor & Mapper 151767</p> <p>1650 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1462 Telephone No. (813)286-1711</p> <p><small>Drawn By: E. Malice F. Checked By: G. Lutes</small></p>	 <p>FLORIDA REGISTERED NO. 4367 PROFESSIONAL LAND GARY SURLEYTO</p>	<p>Sheet: 2 OF 2</p> <p>Section 3, Township 35 South, Range 18 East</p> <p>Drawing Date: 12/19/17</p>
--	---	---	---

July 24, 2018 - Regular Meeting
Agenda Item #44

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

Subject

Warranty Deed and Temporary Construction Easement from Terry Read a/k/a Terry Reed for property located at 4304 62nd Street East, Bradenton, Florida 34203; PID 1494214453

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

- Accept Warranty Deed from Terry Read a/k/a Terry Reed; and
- Accept Temporary Construction Easement from Terry Read a/k/a Terry Reed.

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 May 8, 2018, the Board of County Commissioners executed a Contract for Sale and Purchase from Terry Read a/k/a Terry Reed for \$485,550.00.
- Parcel 135 is improved with a homestead residence. A guest house/apartment is located on the property but is located outside of the acquisition area.
- The area of the partial acquisition is 39,551 square feet for the 44th Avenue East Road Improvement Project from 45th Street East to 44th Avenue Plaza East (Project Number 6086960). The area of each Temporary Construction Easement (TCE) is 4,266 square feet and 11,900 square feet, respectfully. The TCE was not part of the appraisal or initial project design and will allow a five-foot envelope around both the pond and the house to allow equipment to maneuver.
- Independence Acquisition and Appraisal, LLC, was contracted to negotiate an agreement for the acquisition of this parcel.
- The real estate transaction has closed. This agenda item is to accept the Warranty Deed and TCE and record in Board Records.

County Attorney Review

Not Reviewed (No apparent legal issues)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please notify Charles Meador at Charles.meador@mymanatee.org and Eric Shroyer at Eric.shroyer@mymanatee.org of the approved agenda item.

The Warranty Deed and TCE 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: [Warranty Deed.pdf](#)

Attachment: [TCE.pdf](#)

Attachment: [Location Map.pdf](#)



Parcel #135
44TH AVENUE EAST
PROJECT NUMBER 6086960

District 5 - Commissioner Vanessa Baugh

