

THIS INSTRUMENT PREPARED BY:

Chris Munyon, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205
PROJECT NAME: Fort Hamer Road Extension
PROJECT NO: 304-6054765
PARCEL NO: N/A
PID NO: 465600159

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of August, 2018, between **HUGH E MCGUIRE JR.**, a married man, whose mailing address is 12159 Red Leaf Road, Parrish, Florida 34219, and **MARGARET B. MCDONALD f/k/a MARGARET B. MCGUIRE**, a married woman, whose mailing address is 149 Greenfield Road, Unit 601, Hiram, Georgia 30141, and **CHERYL L. MCGUIRE**, an unmarried widow, whose mailing address is 8615 Amen Corner Place, Palmetto, Florida 34221, (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 property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

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.

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

GRANTOR:
HUGH E MCGUIRE JR., a married man

[Signature]
First Witness Signature

STEPHEN A FERRY
First Witness Printed Name

[Signature]
Signature

HUGH E. MCGUIRE JR
Grantor Printed Name

[Signature]
Second Witness Signature

CHRISTOPHER MARCO
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 27th day of OCTOBER, 2018, by **HUGH E MCGUIRE JR.**, a married man, who is personally known to me or who has produced FLORIDA DRIVER LICENSE as identification.

Affix seal below:



[Signature]
Notary Public Signature

JAMES G SCOFIELD
Printed Name

GG 129531
Commission Number

10/26/2021
Expiration Date

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

GRANTOR:
MARGARET B. MCDONALD f/k/a
MARGARET B. MCGUIRE, a married
woman

Donette Lee
First Witness Signature
Donette Lee
First Witness Printed Name

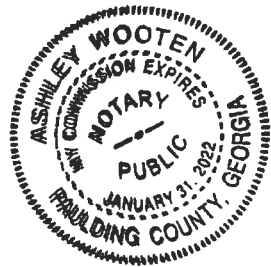
Margaret B McDonald
Signature
Margaret B McDonald
Grantor Printed Name

Jeanette Galoski
Second Witness Signature
Jeanette Galoski
Second Witness Printed Name

STATE OF Georgia
COUNTY OF Paulding

The foregoing instrument was acknowledged before me this 30th day of July, 2018, by **MARGARET B. MCDONALD f/k/a MARGARET B. MCGUIRE**, a married woman, who is personally known to me or who has produced GIA DL 057643412 as identification.

Affix seal below:



Ashley Wooten
Notary Public Signature
Ashley Wooten
Printed Name

Commission Number
Jan 31, 2022
Expiration Date

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

GRANTOR:
CHERYL L. MCGUIRE, an unmarried widow

Alyssa Jewell
First Witness Signature

Cheryl L. McGuire
Signature

Alyssa Jewell
First Witness Printed Name

CHERYL L. MCGUIRE
Grantor Printed Name

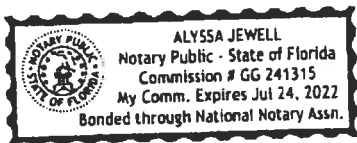
Barbara Page
Second Witness Signature

Barbara Page
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 10th day of August, 2018, by **CHERYL L. MCGUIRE**, an unmarried widow, who is personally known to me or X who has produced Driver License - State of Florida as identification.

Affix seal below:



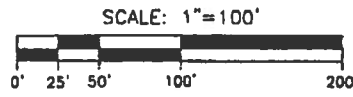
Alyssa Jewell
Notary Public Signature

Alyssa Jewell
Printed Name

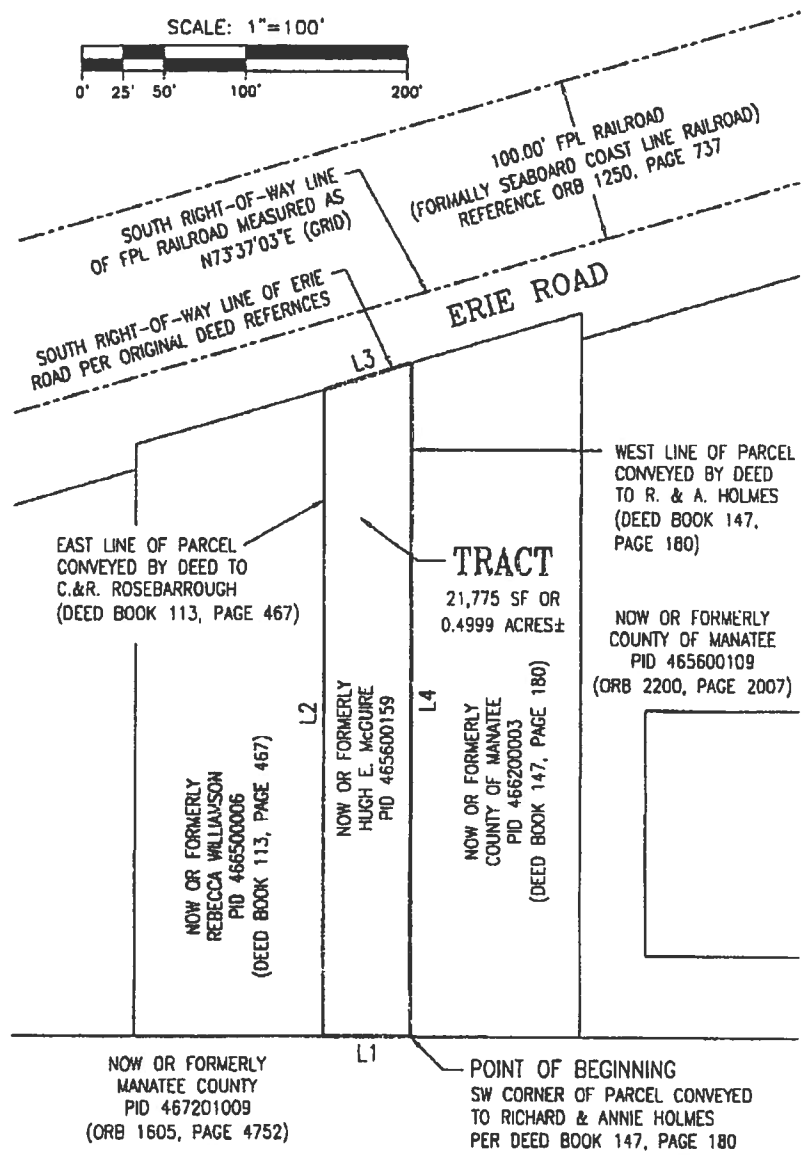
GG241315
Commission Number

July 24th, 2022
Expiration Date

EXHIBIT A



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°54'27"W	53.99'
L2	N00°05'43"E	395.00'
L3	N72°57'53"E	56.50'
L4	S00°05'43"W	411.64'



LEGEND:

ORB = OFFICIAL RECORDS BOOK
 PID = PROPERTY IDENTIFICATION NUMBER
 ± = PLUS OR MINUS
 SF = SQUARE FEET
 FPL = FLORIDA POWER & LIGHT

This is NOT a Survey and Not valid without all sheets.

Aug 31, 2018 - 12:37:33 JLACEY\V\2156\active\215613562\survey\drawing\215613562v-spak11.dwg

SKETCH & DESCRIPTION OF
 A TRACT OF LAND LOCATED IN
 SECTION 30, TOWNSHIP 33 S., RANGE 19 E.,
 MANATEE COUNTY, FLORIDA



Stantec
 6800 Professional Parkway East, Sarasota, FL 34240-8414
 Phone 941-907-8900 • Fax 941-907-8910
 Certificate of Authorization #77013 • www.stantec.com
 Licensee Registration Number 7886

TASK CODE: 420	DRAWN BY: EDM	CHKED BY: JDL	CAD FILE: 215613562v-spak11	PROJECT NO: 215613562	SHEET 1 OF 2	DRAWING INDEX NO: 215613562v-spak11	REV:
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EXHIBIT A

LEGAL DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A certain tract of land bounded on the North by the right-of-way of Erie Road, bounded on the East by the tract described in Deed Book 147, Page 180 of the Public Records of Manatee County, Florida, bounded on the South by the tract described in the deed in Official Records Book 1605, Page 4752 of said Public Records, and bounded on the West by the tract described in Deed Book 113, Page 467 of said Public Records, lying in the Northeast Quarter of Section 30, Township 33 South, Range 19 East, Manatee County, Florida, being more particularly described as follows:

BEGIN at the southwest corner of the parcel of land conveyed by the deed to Richard & Annie Holmes recorded in Deed Book 147, Page 180 of the Public Records of Manatee County, Florida; thence N.89°54'27"W. along the north line of the tract described in Official Records Book 1605, Page 4752, a distance of 53.99 feet to the east line of the parcel conveyed to Charlie & Rachel Rosebarrough by the deed recorded in Deed Book 113, Page 467 in the Public Records of Manatee County; thence along said east line N.00°05'43"E., a distance of 395.00 feet to the south right-of-way line of Erie Road; thence along said south right-of-way line N.72°57'53"E. a distance of 56.50 feet to the west line of the aforementioned Richard & Annie Holmes parcel; thence along said west line S.00°05'43"W., a distance of 411.64 feet to the POINT OF BEGINNING.

Said tract contains 21,775 square feet or 0.4999 acres, more or less.

NOTES:

1. Unless it bears the signature and the original raised seal of a Florida Surveyor and Mapper, this Sketch, Drawing, Plat or Map is for informational purposes only.
2. Bearings shown hereon are relative to FPL Railroad, having a grid bearing of N73°37'03"E. Δ
3. This is a sketch only and does not represent a field survey.

Joe Lacey
 Joe D. Lacey, P.S.M.
 Florida Registration No. 7090

9/5/2018
 Date of Signature

This is NOT a Survey and Not valid without all sheets.

Aug 31, 2018 12:37:33 JLACEY \2156\act\ra\2156\3562\survey\drawing\215613562v-spak11.dwg

SKETCH & DESCRIPTION OF
 A TRACT OF LAND LOCATED IN
 SECTION 30, TOWNSHIP 33 S., RANGE 19 E.,
 MANATEE COUNTY, FLORIDA



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TASK CODE: 120	DRAWN BY: EMU	CHKD BY: JDL	CAD FILE 215613562v-spak11	PROJECT NO: 215613562	SHEET 2	DRAWING INDEX NO: 215613562v-spak11	REV Δ
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November 27, 2018 - Regular Meeting
Agenda Item #50

Approved in Open Session 11/27/18
Manatee County
Board of County Commissioners

Subject

Warranty Deed from Hugh E. McGuire Jr., Margaret B. McDonald, and Cheryl L. McGuire for the Property located at 11703 Erie Road, Parrish, Florida 34219 PID 465600159

Briefings

None

Contact and/or Presenter Information

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

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

Action Requested

- Accept Warranty Deed from Hugh E. McGuire Jr., Margaret B. McDonald, and Cheryl L. McGuire for the Property located at 11703 Erie Road, PID 465600159.

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 September 25, 2018, the Board of County Commissioners executed a Contract for Sale and Purchase from Hugh E. McGuire Jr., Margaret B. McDonald, and Cheryl L. McGuire in the amount of \$30,000.00.
- This parcel is a total acquisition consisting of 0.5 acres of unimproved land located at 11703 Erie Road, Parrish, Florida 34219.
- 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. This agenda item is to accept the Warranty Deed and record the Warranty Deed 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 and email a copy of the approved agenda to Chris Munyon at chris.munyon@mymanatee.org,
Sia Mollanazar at sia.mollanazar@mymanatee.org, and Michael Sturm at Michael.sturm@mymanatee.org.

Distributed 11/28/18, RT

Cost and Funds Source Account Number and Name

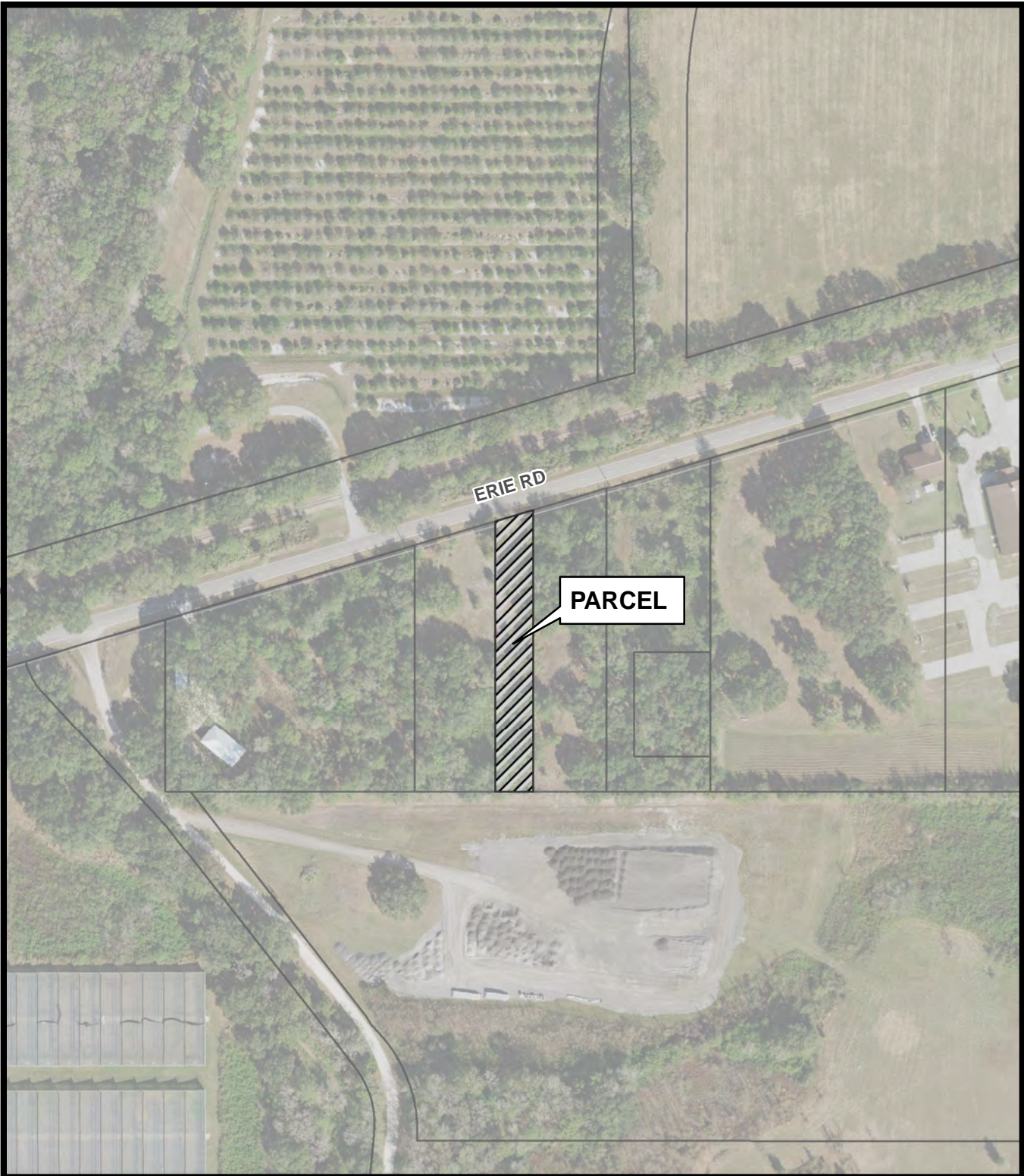
N/A

Amount and Frequency of Recurring Costs

N/A

Attachment: [Warranty Deed - McGuire.pdf](#)

Attachment: [Location Map.pdf](#)



11703 ERIE RD
PARRISH 34219

FORT HAMER RD EXTENSION

DISTRICT 1 - PRISCILLA WHISENANT TRACE

