

**APPROVED** in Open Session

Manatee County Board of County  
Commissioners

Manatee County Government Administrative Center  
Patricia M. Glass Commission Chambers, First Floor  
9:00 a.m. - December 18, 2018

12/18/18

December 18, 2018 - Regular Meeting  
Agenda Item #41

Subject

Warranty Deed from Janet Voorheis for the property located at 109 49th Avenue Drive West, Bradenton, Florida 34207, PID 5534800007

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 Janet Voorheis for the Property located at 109 49th Avenue Drive West, Bradenton, Florida 34207, PID 5534800007.

Enabling/Regulating Authority

Chapter 125, Florida Statutes

Background Discussion

- On September 11, 2018, the Board of County Commissioners executed a Contract for Sale and Purchase from Janet Voorheis in the amount of \$64,900.00.
- This parcel is a total acquisition consisting of 3,000 square feet of land improved with an 800 square foot double wide mobile trailer located at 109 49th Avenue Drive West, Bradenton, Florida 34207.
- The acquisition allows Utilities access to the Permanent Utilities Easement at the rear of the Property.
- 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 item to Chris Munyon at [chris.munyon@mymanatee.org](mailto:chris.munyon@mymanatee.org), Jeff Goodwin at [jeff.goodwin@mymanatee.org](mailto:jeff.goodwin@mymanatee.org), and Nick Wagner at [nick.wagner@mymanatee.org](mailto:nick.wagner@mymanatee.org).

Emailed all 1/3/19

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A

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

Attachment: [Location Map.pdf](#)

**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: Heather Hills Lift Station  
PROJECT NO: N/A  
PARCEL NO: N/A  
PID NO: 5534800007

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

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 11 day of October, 2018, between **JANET VOORHEIS**, a married woman, whose mailing address is 4004 High Grove Way, Lake Orion, Michigan, 48360 (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.**

**This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law**

**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.

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

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

12/18/18

**ACCEPTED** in Open Session  
Manatee County Board of County  
Commissioners

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

**GRANTOR:**

**JANET VOORHEIS**, a married woman

[Signature]  
First Witness's Signature

[Signature]  
Signature

Doug Cleland  
First Witness's Printed Name

JANET VOORHEIS  
Grantor Printed Name

[Signature]  
Second Witness's Signature

JOHN W. VOORHEIS  
Second Witness's Printed Name

STATE OF Michigan  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 17 day of October, 2018, by **JANET VOORHEIS**, a married woman who     is personally known to me or X who has produced Drivers license as identification.

Affix seal below:

DOUG CLELAND  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Feb. 05, 2022  
Acting in the County of Oakland

[Signature]  
Notary Public Signature

Doug Cleland  
Printed Name

Commission Number  
02-05-2022  
Expiration Date



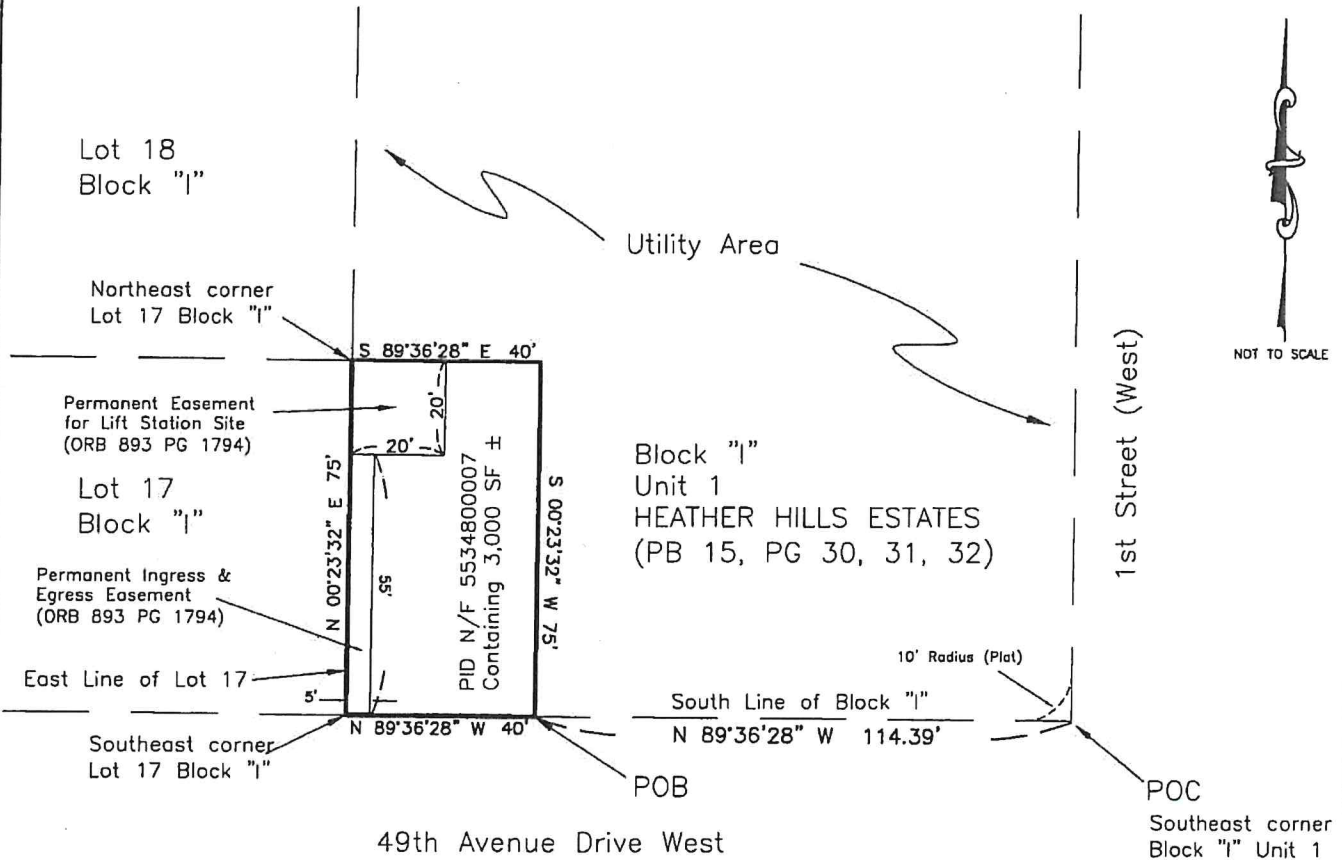
# Exhibit "A"

## Sketch of Description

(NOT A SURVEY)

Description A portion of the "Utility Area" per Official Records Book 2393 Page 943 of the Public Records of Manatee County, Florida:

Commence at the SE corner of Block "I", Unit 1, HEATHER HILLS ESTATES, as recorded in Plat Book 15, Pages 30, 31 and 32 of Public Records of Manatee County, Florida; thence run N-89°36'28"-W along the South line of said Block "I" a distance of 114.39 feet for a Point of Beginning; thence run N-89°36'28"-W a distance of 40 feet to the SE corner of Lot 17 of Block "I"; thence run N-0°23'32"-E along the East line of said Lot 17 a distance of 75 feet to the NE corner of said Lot 17, Block "I", thence run S-89°36'28"-E a distance of 40 feet; thence run S-0°23'32"-W a distance of 75 feet to Point of Beginning.



- Notes:**
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
  2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
  3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
  4. The basis of bearings is the is the southerly boundary line of Block 'I', which bears N89°36'28"W (per Plat Book 15, Page 30).
  5. Prepared with the benefit of Title Search Report by American Government Services Corporation, Search Number 28623 dated 4/29/2018, 8:00 am.



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

PID = Parcel Identification Number  
 POB = Point of Beginning  
 POC = Point of Commencement  
 POT = Point of Terminus  
 ORB = Official Records Book  
 N/F = Now or Formerly  
 PG = Page  
 PB = Plat Book  
 ± = More or Less  
 SF = Square Feet

Drawing Path:  
 S:\SURVEY\2018  
 jobs\20180603\_109\_  
 49th Ave Drive PID  
 553480007 - proposed  
 Sheet: 1 OF 1  
 Section 11, Township 35  
 South, Range 17 East  
 Drawing Date: 06/15/18

49TH AVE W

**PARCEL  
ACQUISITION**

49TH AVE DR W

2ND ST W



**109 49TH AVENUE DRIVE WEST  
BRADENTON 34207**

**DISTRICT 4 - ROBIN DISABATINO**

