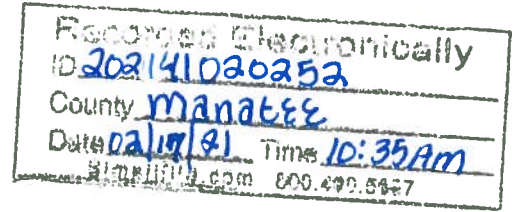


THIS INSTRUMENT PREPARED BY:

Charles Meador, Senior Real Property Specialist
On behalf of Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West
Bradenton, Florida 34205



Project Name: 36th Street East (Prospect Road) – Whitfield Avenue – 70th Avenue East
Project Number: 5400002
Parcel Identification Number: 1961000159

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this 16th day of February 2021, between **TIMOTHY D. BRAGG**, a single person, whose mailing address is 7000 Prospect Road, Sarasota, Florida 34243 (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 2020 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.

ACCEPTED IN OPEN SESSION 3/23/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

GRANTOR:
TIMOTHY D. BRAGG, a single person



First Witness Signature

Charles Meador

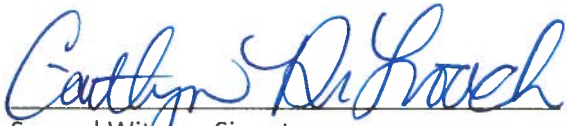
First Witness Printed Name



Signature

Timothy D BRAGG

Grantor Printed Name



Second Witness Signature

Caitlyn DeLoach

Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

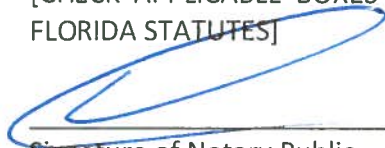
online notarization

this 5 day of February, 2021, Timothy D. Bragg, a single person, who

is personally known to me or

has produced Florida Drivers License as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: August 25, 2022



THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON, SEE SKETCH AND LEGAL DESCRIPTION

NOTE, PROPOSED RIGHT-OF-WAY IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR, INC.

LEGAL DESCRIPTION:

A parcel of land being a portion of FARM B, according to the plat of NEW PEARCE & PEARCE VEGETABLE FARMS, as recorded in Plat Book 2, Page 15, of the Public Records of Manatee County, Florida, same being a portion of that certain property as described in Official Records Book 2064, Page 6599 of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of TRACT A, same being the Northwest corner of 17 feet of additional Right-of-Way for PROSPECT ROAD (36TH STREET EAST), both according to the Plat of COTTAGES AT BLU VISTA, as recorded in Plat Book 50, Page 152, of the Public Records of Manatee County, Florida, same also being a point on the South line of that certain property now for formerly known as Parcel ID: 1962400059, according to the Manatee County Property Appraiser; thence S89°44'45"E, along the North line of said 17 feet of additional Right-of-Way for PROSPECT ROAD (36TH STREET EAST), same being said South line of that certain property now or formerly known as Parcel ID: 1962400059 (being the basis of bearings for this legal description), for 17.00 feet to the Northeast corner of said 17 feet of additional Right-of-Way for PROSPECT ROAD (36TH STREET EAST), same being the Southeast corner of said certain property now or formerly known as Parcel ID: 1962400059, same also being a point on the West Right-of-Way line of said PROSPECT ROAD (36TH STREET EAST); thence the following three (3) courses along said West Right-of-Way line of PROSPECT ROAD (36TH STREET EAST), same being the East line of said certain property now or formerly known as Parcel ID: 1962400059, the East line of that certain property as described in Official Records Book 1285, Page 2116 and the East line of that certain property as described in Official Records Book 1588, Page 27, both as recorded in the Public Records of Manatee County, Florida, respectively; (1) thence N00°10'23"E, for 271.84 feet to the Northeast corner of said certain property now or formerly known as Parcel ID: 1962400059, same being the Southeast corner of said certain property as described in Official Records Book 1285, Page 2116; (2) thence N00°33'09"E, for 376.21 feet to the Northeast corner of said certain property as described in Official Records Book 1285, page 2116, same being the Southeast corner of said certain property as described in Official Records Book 1588, Page 27; (3) thence N00°27'45"E, for 141.00 feet to the Northeast corner of said certain property as described in Official Records Book 1588, Page 27, same being the Southeast corner of that certain property as described in Official Records Book 2064, Page 6599, of the Public Records of Manatee County, Florida, same also being the POINT OF BEGINNING; thence leaving said West Right-of-Way line of PROSPECT RD (36TH STREET EAST), N87°01'35"W, along the North line of said certain property as described in Official Records Book 1588, Page 27, same being the South line of said certain property as described in Official Records Book 2064, Page 6599, for 9.35 feet; thence leaving said North line of that certain property as described in Official Records Book 1588, page 27, same being said South line of that certain property as described in Official Records Book 2064, Page 6599, N00°05'31"W, for 160.95 feet to the point of intersection with the North line of said certain property as described in Official Records Book 2064, Page 6599, same being the point of intersection with the South line of Lot 1, according to the plat of PROSPECT ACRE SUBDIVISION, as recorded in Plat Book 44, Page 59, of the Public Records of Manatee County, Florida; thence S89°15'46"E, along said North line of that certain property as described in Official Records Book 2064, Page 6599, same being said South line of Lot 1, according to the plat of PROSPECT ACRE SUBDIVISION, for 10.90 feet to the point of intersection with said West Right-of-Way line of PROSPECT ROAD (36TH STREET EAST), same being the Northeast corner of said certain property as described in Official Records Book 2064, Page 6599, same also being the Southeast corner of said Lot 1, according to the plat of PROSPECT ACRE SUBDIVISION; thence S00°27'45"W, along said West Right-of-Way line of PROSPECT RD (36TH STREET EAST), same being the East line of said certain property as described in Official Records Book 2064, Page 6599, for 161.30 feet to the POINT OF BEGINNING.

Containing 1,631 square feet or 0.037 acres, more or less.

NOTE, THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON DATA PROVIDED BY HDR INC, AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

MANATEE COUNTY

SHEET DESCRIPTION:

PROSPECT ROAD - ADDITIONAL RIGHT-OF-WAY

SCALE: NONE	DATE: 7-30-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
0577-005A	900	29	35S	18E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH



FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532 - 1047 FAX: (727) 848 - 3648 WWW.FLDESIGN.COM LB NO 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH
Jared T. Patenaude
JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH REPORT.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

NOTE, PROPOSED RIGHT-OF-WAY IS ACCORDING TO THE ROADWAY PLANS BEING PREPARED BY HDR ,INC.

SUBJECT PARCEL
1,631 SQUARE FEET OR
0.037 ACRES, MOL

NOW OR FORMERLY
PARCEL ID: 1961000159
ORB 2064, PG 6599

LEGAL CALLS (SEE LEFT)

- ① POC; NE COR OF TRACT A; NW COR OF 17' ADD R/W PER PB 50, PG 152
- ② 17' OF ADDITIONAL R/W PER PB 50, PG 152
- ③ (BEARING BASIS); N LINE OF 17' ADD R/W, PB 50, PG 152; S LINE OF PARCEL ID: 1962400059
- ④ NE COR OF 17' ADD R/W PER PB 50, PG 152; SE COR OF PARCEL ID: 1962400059
- ⑤ W R/W LINE OF PROSPECT RD; E LINE OF PARCEL ID: 1962400059, ORB 1285, PG 2116 & ORB 1588, PG 27
- ⑥ NE COR OF PARCEL ID 1962400059; SE COR OF ORB 1285, PG 2116
- ⑦ NE COR OF ORB 1285, PG 2116; SE COR OF ORB 1588, PG 27

PARCEL ID: 1961000709
LOT 1, PROSPECT ACRE
SUBDIVISION PB 44, PG 59

S LINE OF LOT 1, PB 44, PG 59
N LINE OF ORB 2064, PG 6599

R/W ESMT, ORB 1928, PG 2592

NE COR OF ORB 2064, PG 6599
SE COR OF LOT 1 PB 44, PG 59

PROSPECT RD (36TH ST E)
R/W WIDTH VARIES

LEGEND:
ADD = ADDITIONAL
COR = CORNER
ESMT = EASEMENT
MOL = MORE OR LESS
ORB = OFFICIAL RECORDS BOOK
PB = PLAT BOOK
PG = PAGE
POB = POINT OF BEGINNING
POC = POINT OF COMMENCEMENT
R/W = RIGHT-OF-WAY

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°44'45"E	17.00'
L2	N00°10'23"E	271.84'
L3	N00°33'09"E	376.21'
L4	N00°27'45"E	141.00'
L5	N87°01'35"W	9.35'
L6	N00°05'31"W	160.95'
L7	S89°15'46"E	10.90'
L8	S00°27'45"W	161.30'

NOTE. THE GEOMETRY PERTAINING TO THE PARCEL OF LAND BEING DESCRIBED HEREIN (THE DESCRIPTION) IS BASED UPON DATA PROVIDED BY HDR INC. AND THE RECORD DOCUMENTS AS REFERENCED HEREON AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **PROSPECT ROAD - ADDITIONAL RIGHT-OF-WAY**

SCALE: VARIES	DATE: 7-30-2020	DRAWN: BGD	CALCED: BGD	CHECKED: JTP
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
0577-005A	900	29	35S	18E

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH

FLORIDA DESIGN CONSULTANTS, INC.
— THINK IT. ACHIEVE IT. —

20525 AMBERFIELD DRIVE, SUITE 201, LAND O LAKES, FLORIDA 34638
PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.B. NO 6707

NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

CERTIFIED AS TO LEGAL DESCRIPTION AND SKETCH

JARED T. PATENAUDE
PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER LS 6971
STATE OF FLORIDA

8-20-2020

Recording Request By:
REGIONS
When Recorded Return To:
REGIONS
5214 LINCOLN ROAD EXT
P O BOX 18001
HATTIESBURG, MS 39404

**PARTIAL RELEASE OF MORTGAGE
(CORPORATE)**

Loan No. 0014131460

**STATE OF FLORIDA
COUNTY OF MANATEE**

KNOW ALL MEN BY THESE PRESENTS: That Regions Bank dba Regions Mortgage, whose address is 5214 Lincoln Road Ext, Hattiesburg, MS 39402: the owner(s) and holder(s) of a certain mortgage deed executed by Timothy D Bragg, to Regions Bank d/b/a AmSouth Bank dated September 5, 2006, recorded in Official Records Book 2488 Page 1536 on 8/29/2013 and re-recorded in Book 02156, Page 5669 as Instrument Number N/A on 9/27/2006 in the office of the Clerk of the Circuit Court of Manatee County, State of Florida, hereby does remise, release, quit-claim, exonerate and discharge from the lien and operation of the said mortgage at property located at that certain portion of the premises conveyed by said mortgage, more particularly described as follows:

SEE ATTACHED EXHIBIT "A"

TO HAVE AND TO HOLD, The same with the appurtenances, unto the said mortgagor, heirs and assigns forever, freed, exonerated and discharged of and from the lien of said mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the undersigned has signed and sealed these presents in the presence of the following witnesses the date set forth above.

Regions Bank dba AmSouth Bank



Denise McLaurin
Assistant Vice President

**STATE OF MISSISSIPPI
COUNTY OF LAMAR**

I, Amy Morris, a Notary Public in and for said County in said State, hereby certify that Denise McLaurin, whose name as Assistant Vice President of Regions Bank DBA Regions Mortgage formerly known as AmSouth Bank, is signed to the foregoing instrument, and who is known to me. Acknowledged before me on this day that, being informed of the contents of the instrument, he/she as such officer and with full authority, executed the same voluntarily for and as the act of said entity for itself.

Given under my hand this 23rd day of December, 2020.

My Commission Expires: 7-18-2023



AMY MORRIS
Notary Public
Printed Name

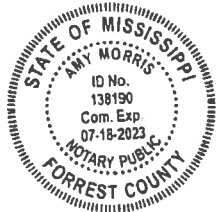


EXHIBIT "A"

A parcel of land being a portion of FARM 8, according to the plat of NEW PEARCE & PEARCE VEGETABLE FARMS, as recorded in Plat Book 2, Page 15, of the Public Records of Manatee County, Florida, same being a portion of that certain property as described in Official Records Book 2064, Page 6599 of the Public Records of Manatee County, Florida, lying in Section 29, Township 35 South, Range 18 East, Manatee County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of TRACT A, same being the Northwest corner of 17 feet of additional Right-of-Way for PROSPECT ROAD (36TH STREET EAST), both according to the Plat of COTTAGES AT BLU VISTA, as recorded in Plat Book 50, Page 152, of the Public Records of Manatee County, Florida, same also being a point on the South line of that certain property now or formerly known as Parcel ID: 1962400059, according to the Manatee County Property Appraiser; thence S89°44'45"E, along the North line of said 17 feet of additional Right-of-Way for PROSPECT ROAD (36TH STREET EAST), same being said South line of that certain property now or formerly known as Parcel ID: 1962400059 (being the basis of bearings for this legal description), for 17.00 feet to the Northeast corner of said 17 feet of additional Right-of-Way for PROSPECT ROAD (36TH STREET EAST), same being the Southeast corner of said certain property now or formerly known as Parcel ID: 1962400059, same also being a point on the West Right-of-Way line of said PROSPECT ROAD (36TH STREET EAST); thence the following three (3) courses along said West Right-of-Way line of PROSPECT ROAD (36TH STREET EAST), same being the East line of said certain property now or formerly known as Parcel ID: 1962400059, the East line of that certain property as described in Official Records Book 1285, Page 2116 and the East line of that certain property as described in Official Records Book 1588, Page 27, both as recorded in the Public Records of Manatee County, Florida, respectively: (1) thence N00°10'23"E, for 271.84 feet to the Northeast corner of said certain property now or formerly known as Parcel ID: 1962400059, same being the Southeast corner of said certain property as described in Official Records Book 1285, Page 2116; (2) thence N00°33'09"E, for 376.21 feet to the Northeast corner of said certain property as described in Official Records Book 1285, page 2116, same being the Southeast corner of said certain property as described in Official Records Book 1588, Page 27; (3) thence N00°27'45"E, for 141.00 feet to the Northeast corner of said certain property as described in Official Records Book 1588, Page 27, same being the Southeast corner of that certain property as described in Official Records Book 2064, Page 6599, of the Public Records of Manatee County, Florida, same also being the POINT OF BEGINNING; thence leaving said West Right-of-Way line of PROSPECT RD (36TH STREET EAST), N87°01'35"W, along the North line of said certain property as described in Official Records Book 1588, Page 27, same being the South line of said certain property as described in Official Records Book 2064, Page 6599, for 9.35 feet; thence leaving said North line of that certain property as described in Official Records Book 1588, page 27, same being said South line of that certain property as described in Official Records Book 2064, Page 6599, N00°05'31"W, for 160.95 feet to the point of intersection with the North line of said certain property as described in Official Records Book 2064, Page 6599, same being the point of intersection with the South line of Lot 1, according to the plat of PROSPECT ACRE SUBDIVISION, as recorded in Plat Book 44, Page 59, of the Public Records of Manatee County, Florida; thence S89°15'46"E, along said North line of that certain property as described in Official Records Book 2064, Page 6599, same being said South line of Lot 1, according to the plat of PROSPECT ACRE SUBDIVISION, for 10.90 feet to the point of intersection with said West Right-of-Way line of PROSPECT ROAD (36TH STREET EAST), same being the Northeast corner of said certain property as described in Official Records Book 2064, Page 6599, same also being the Southeast corner of said Lot 1, according to the plat of PROSPECT ACRE SUBDIVISION; thence S00°27'45"W, along said West Right-of-Way line of PROSPECT RD (36TH STREET EAST), same being the East line of said certain property as described in Official Records Book 2064, Page 6599, for 161.30 feet to the POINT OF BEGINNING.
Containing 1,631 square feet or 0.037 acres, more or less.

This instrument prepared by and return to:
Cassandra Michel
American Government Services Corporation
3812 W. Linebaugh Avenue
Tampa, FL 33618
AGS #:30188-4

PARTIAL RELEASE OF MORTGAGE

Timothy D. Bragg, an unmarried man ("Mortgagor") executed in favor of M & T Mortgage Corporation ("Mortgagee"), a Mortgage (the "Mortgage") dated May 23, 2003 and recorded May 25, 2005 in Official Records Book 2023, Page 1508; as affected by that certain Assignment of Mortgage to Chase Home Finance, LLC, dated June 04, 2010 and recorded June 14, 2010 in Official Records Book 2342, Page 13; and as affected by that certain Assignment of Mortgage to MTGLQ Investors, L.P., dated January 26, 2016 and recorded March 21, 2016 in Official Records Book 2612, Page 203; **and** as affected by that certain Modification Agreement from Shellpoint Mortgage Servicing, dated January 17, 2017 and recorded October 03, 2017 in Official Records Book 2694, Page 7920, and as affected by that certain Assignment of Mortgage to Forethought Life Insurance Company dated July 11, 2018 and recorded February 08, 2019 in Official Records Book 2767, Page 4236; all of the Public Records of Manatee County, Florida, and certain promises and obligations set forth in the Mortgage, and encumbering certain property located in Manatee County, Florida as more particularly described in the Mortgage.

Mortgagor has requested that Mortgagee release a portion of the Property from the lien and operation of the Mortgage.


In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Mortgagee remises, releases, quitclaims, exonerates, and discharges from the lien and operation of the Mortgage that certain piece, parcel or tract of land, being a part of the Property, which is more particularly described on Exhibit "A" attached hereto.

Nothing contained in this instrument shall in any way impair, alter or diminish the effect, lien, operation or encumbrance of the Mortgage on the remaining part of the Property other than the Released Property, or any of the rights and remedies of Mortgagee.


Mortgagee has caused this instrument to be executed in its name, and its corporate seal to be affixed, by its duly authorized officer this ____ day of JAN 21 2021, 2021.

Witnesses:


Print Name: Amanda Martinez


Print Name: Clinton Nelson

Rushmore Loan

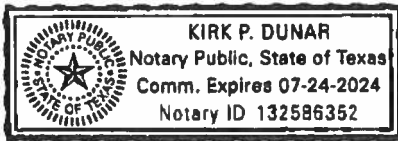
BY: 
Print Name: Tim Lightfoot
Title: Vice President

(CORPORATE SEAL)

STATE OF TEXAS
COUNTY OF Dallas

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on this ____ day of JAN 21 2021, 2021, by Tim Lightfoot. He/She is personally known to me or has produced PERSONALLY KNOWN as identification.

(affix notary seal)





Print name: KIRK P DUNAR
Commission No: 132586352
Notary Public, State of TEXAS
My commission expires: 24 JUL 2024

EXHIBIT "A"

BEGIN AT NE CORNER OF NW1/4 OF NE1/4 OF SECTION 29, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; SAID CORNER BEING NE CORNER OF FARM 8 OF NEW PEARCE & PEARCE VEGETABLE FARM AS RECORDED IN PLAT BK 2 PG 15, PUBLIC RECORD OF MANATEE COUNTY, FLORIDA; THENCE SOUTHERLY ALONG EAST LINE OF NW1/4 OF NE1/4 OF SECTION 29; 444.81 FEET FOR POB, CONTINUE SOUTHERLY ALONG EAST LINE OF SAID NW1/4 OF NE1/4, 402.19 FT; THENCE WESTERLY ALONG SOUTH LINE OF FARM 8, 607.32 FT; THEN AT AN ANGLE OF 103 DEG 55 MIN TO THE RIGHT NELY 414.36 FT; THENCE EAST & PARALLEL TO SOUTH LINE OF FARM 8, 505.73 FT TO THE POB;

LESS THE EAST 15 FT FOR ROAD AS DESCRIBED IN OR 100 P 695, BEING A PART OF SAID FARM 8 PEARCE VEGETABLE FARMS;

ALSO LESS: BEGIN AT THE NE CORNER OF NW1/4 OF THE NE1/4 OF SECTION 29, SAID CORNER BEING THE NE CORNER OF FARM 8 OF NEW PEARCE & PEARCE VEGETABLE FARMS AS RECORDED IN PB 2 PG 15; THENCE SOUTHERLY ALONG THE EAST LINE OF THE NW1/4 OF THE NE1/4 OF SECTION 29, 709.75 FT FOR A POB; THENCE CONTINUE SOUTHERLY ALONG THE EAST LINE OF THE NW1/4 OF THE NE1/4, 141 FT; THENCE WESTERLY ALONG THE SOUTH LINE OF FARM 8, 607.32 FT; THENCE AT AN ANGLE OF 103 DEG 55 MIN 00 SEC, TO THE RIGHT NELY 168.05 FT; THENCE AT AN ANGLE OF 78 DEG 19 MIN 11 SEC, TO THE RIGHT SELY 566.66 FT TO THE POB; LESS THEREFROM, THE EAST 15 FT FOR ROAD; BEING A PART OF SAID NEW PEARCE & PEARCE VEGETABLE FARMS (1450/6106),

ALSO LESS OR 1867/4963 DESCRIBED AS FOLLOWS: PARCEL B, THE N 100 FT OF THE EAST 440 FT OF THE FOLLOWING DESCRIBED PROPERTY: BEGIN AT NE CORNER OF NW1/4 OF NE1/4 OF SECTION 29; SAID CORNER BEING NE CORNER OF FARM 8 OF NEW PEARCE & PEARCE VEGETABLE FARM AS RECORDED IN PLAT BK 2 PG 15, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THEN SOUTH, ALONG THE EAST LINE OF NW1/4 OF NE1/4 OF SECTION 29; 444.81 FT FOR POB, THENCE CONTINUE SOUTH, A DISTANCE OF 257.55 FT TO A POINT LYING N 141 FT OF THE SE CORNER OF SAID FARM 8 (AS STAKED); THENCE N 87 DEG 34 MIN 25 SEC W, A DISTANCE OF 570.40 FT; THENCE N 14 DEG 51 MIN 52 SEC E, A DISTANCE OF 244.58 FT TO A 2 1/2" IRON PIPE FOUND; THENCE S 89 DEG 35 MIN 36 SEC E, 506.75 FT TO THE POB, LESS THE ELY 15 THEREOF FOR ROAD R/W (PLAT) SUBJECT TO MAINTAINED R/W.



Approved in Open Session 3/23/21
Manatee County
Board of County Commissioners

Board of County Commissioners March 23, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE OF WARRANTY DEED FROM TIMOTHY D. BRAGG FOR PROPERTY LOCATED AT 7000 PROSPECT ROAD, SARASOTA, FLORIDA 34243

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Charles Meador, Senior Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6289

Action Requested

- Acceptance of Warranty Deed from Timothy D. Bragg (includes Partial Release from Regions Bank and Rushmore Loan Management Services).

Enabling/Regulating Authority

- Chapter 125, Florida Statutes, County Government
- Manatee County Comprehensive Plan

Background Discussion

- On October 27, 2020, the Board of County Commissioners Executed a Contract for Sale and Purchase with Timothy D. Bragg
- The right-of-way is required for the 36th Street East (Prospect Road) - Whitfield Avenue Sidewalk Project.
- The acquisition is for 1,631 square feet of frontage that abuts 36th Street East (Prospect Road).
- The real estate transaction has closed and the Warranty Deed and Partial Releases have been recorded in Official Records. This agenda item is for Board Records only.

Attorney Review

Not Reviewed (No apparent legal issues)

Other (if applicable)

Reviewing Attorney

Instructions to Board Records

The Warranty Deed and Partial Releases have been recorded in Official Records. This agenda item is for Board Records only.

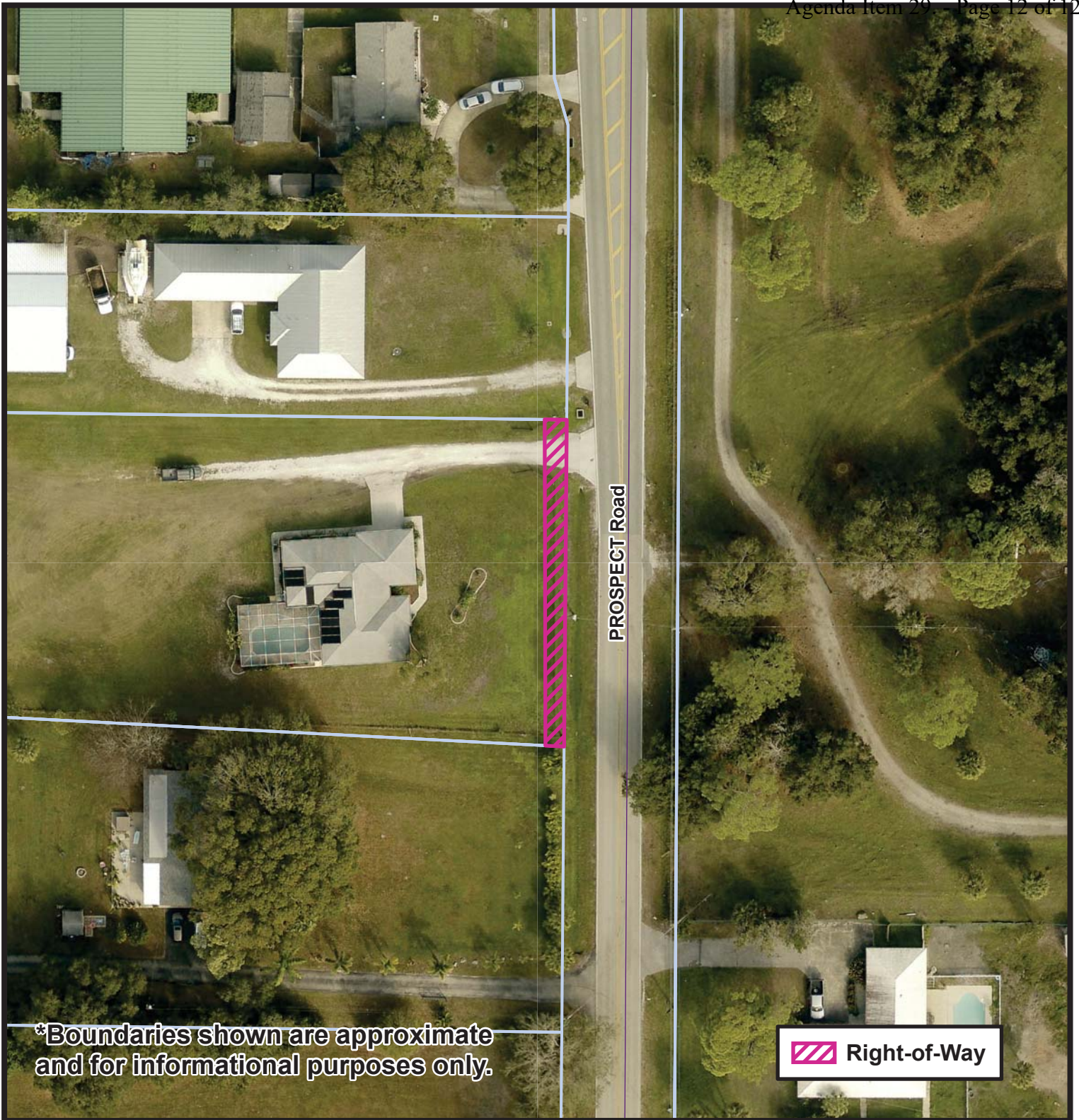
Please email a copy of the approved agenda to Charles.meador@mymanatee.org and Daniel.garner@mymanatee.org. Distributed 3/26/21, RT

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



RIGHT OF WAY

**TIMOTHY D. BRAGG
7000 PROSPECT ROAD
SARASOTA, FL 34243
PID 1961000159**

DISTRICT 4- MISTY SERVIA

