

THIS INSTRUMENT PREPARED BY:

Independence Acquisition & Appraisal, LLC
On behalf of Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Ste. 800
Bradenton, FL 34205

PROJECT NAME: Moccasin Wallow Road
PROJECT NO: 6092560
PARCEL NO: 105
PID NO: 626600050
Owner Type: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

TRUSTEE'S DEED

THIS INDENTURE made and entered into this 23rd day of August, 2021, between **JOYCE B. CASE, INDIVIDUALLY AND AS TRUSTEE U/A THE JOYCE B CASE TRUST DATED OCTOBER 10, 2006, AS AMENDED AND RESTATED**, whose mailing address is 9725 28th Avenue East, 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 2020 and subsequent years.

THIS TRUSTEE'S 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.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED in Open Session
11/16/2021
Manatee County Board of County
Commissioners

Page 1 of 3

**This transaction was
closed on:**
10-7-21 2021

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

Caroline Gill
First Witness Signature

Caroline Gill
First Witness Printed Name

Carolyn J. Kearney
Second Witness Signature

Carolyn J. Kearney
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 23rd day of August, 2021, by **JOYCE B. CASE**, Individually and as Trustee U/A
The Joyce B Case Trust Dated October 10, 2006, as Amended and Restated, who

- is personally known to me or
- has produced FLDL as identification.

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

Caroline Gill
Signature of Notary Public

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

SELLER:
JOYCE B. CASE, Individually and as Trustee
U/A The Joyce B Case Trust Dated October
10, 2006, as Amended and Restated

By: Joyce B Case
Joyce B. Case, Individually

By: Joyce B Case, Trustee
Joyce B. Case, Trustee

My Commission Expires: May 28, 2023

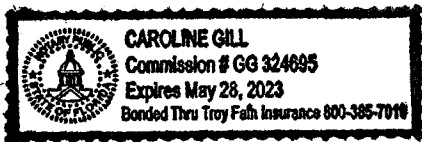
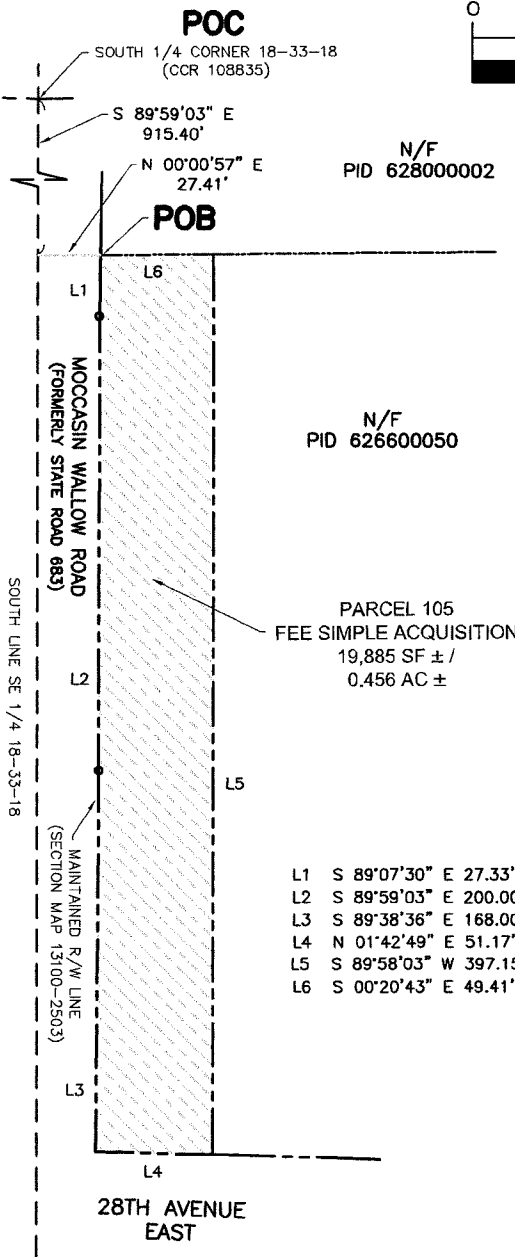
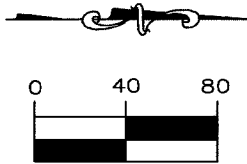


EXHIBIT "A"

SKETCH



PARCEL 105
 FEE SIMPLE ACQUISITION
 19,885 SF ± /
 0.456 AC ±

- L1 S 89°07'30" E 27.33'
- L2 S 89°59'03" E 200.00'
- L3 S 89°38'36" E 168.00'
- L4 N 01°42'49" E 51.17'
- L5 S 89°58'03" W 397.15'
- L6 S 00°20'43" E 49.41'

DESCRIPTION

COMMENCE AT THE SOUTH QUARTER CORNER OF SECTION 18, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION, S 89°59'03" E, A DISTANCE OF 915.40 FEET; THENCE DEPARTING SAID SOUTH LINE, N 00°00'57" E, A DISTANCE OF 27.41 FEET TO A POINT ON THE MAINTAINED RIGHT-OF-WAY LINE OF MOCCASIN WALLOW ROAD PER SECTION MAP 13100-2503 AND THE POINT OF BEGINNING; THENCE ALONG SAID MAINTAINED RIGHT-OF-WAY LINE, S 89°07'30" E, A DISTANCE OF 27.33 FEET; THENCE S 89°59'03" E, A DISTANCE OF 200.00 FEET; THENCE S 89°38'36" E, A DISTANCE OF 168.00 FEET; THENCE DEPARTING SAID MAINTAINED RIGHT-OF-WAY LINE, N 01°42'49" E, A DISTANCE OF 51.17 FEET; THENCE S 89°58'03" W, A DISTANCE OF 397.15 FEET; THENCE S 00°20'43" E, A DISTANCE OF 49.41 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 19,885 SQUARE FEET OR 0.456 ACRES MORE OR LESS.

R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
PG	PAGE
SF	SQUARE FEET
AC	ACRES
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
PID	PARCEL IDENTIFICATION
N/F	NOW OR FORMERLY
+/-	MORE OR LESS
CCR	CERTIFIED CORNER RECORD

REVISED: 4-11-20
 REVISED 2-25-20

Russell P Hyatt Digitally signed by
 Russell P Hyatt
 Date: 2021.05.14
 17:04:36 -04'00'

RUSSELL P. HYATT, P.S.M.

Florida Surveyor's Registration. No. LS 5303
 NOT VALID WITHOUT THE ORIGINAL SIGNATURE
 AND THE RAISED SEAL OF A FLORIDA LICENSED
 SURVEYOR AND MAPPER.

- NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
 2. BEARINGS ARE BASED ON SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 18-33-18 BEING S 89°59'03" E.
 3. A TITLE COMMITMENT NUMBERED 570142 DATED 10/22/19 WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY FOR THE SUBJECT PROPERTY.

SKETCH & DESCRIPTION N/F PID 626600050 PARCEL 105 FEE SIMPLE ACQUISITION MANATEE COUNTY, FLORIDA		Hyatt Survey Services, Inc. LB No.: 7203 Geographic Data Specialists 2012 Lena Road Bradenton, Florida 34211 Phone (941) 748-4693 Fax (941) 744-1643				
JOB NUMBER 18-2243	SECTION 18, TOWNSHIP 33 SOUTH, RANGE 18 EAST	SCALE 1"=80'	DATE 09/2019	DRAWN BY JM	FILE NAME 105	SHEET 1 OF 1

APPROVED in Open Session
11/16/2021
Manatee County Board of County
Commissioners



Board of County Commissioners November 16, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE OF TRUSTEE'S DEED FROM JOYCE B. CASE, INDIVIDUALLY AND AS TRUSTEE U/A THE JOYCE B CASE TRUST DATED OCTOBER 10, 2006, AS AMENDED AND RESTATED FOR PARCEL 105/MOCCASIN WALLOW ROAD - US 41 TO GATEWAY BLVD - CIP PROJECT NO. 6092560 IN DISTRICT 1

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Victoria Rosenbecker, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 6290

Action Requested

- Accept Trustee's Deed from Joyce B. Case, Individually and as Trustee U/A The Joyce B Case Trust Dated October 10, 2006, as Amended and Restated

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes
- Manatee County Comprehensive Plan

Background Discussion

- Manatee County proposes to upgrade and widen approximately 1.9 miles along Moccasin Wallow Road from US 41 to Gateway Boulevard, CIP Project 6092560.
- When the project is completed, Moccasin Wallow Road will be expanded from a two-lane road to a six-lane road with three lanes in each direction.

- A 12-foot-wide multi-use path is included in the project design along with 7-foot-wide sidewalks, bicycle lanes in each direction, and stormwater management improvements within roadway median openings.
- The roadway improvements are necessary to improve traffic operations within the project area by reducing congestion and promoting non-motorized forms of travel along Moccasin Wallow Road.
- Public Works determined it is necessary to acquire fee simple title to certain real property to facilitate the proposed improvements to Moccasin Wallow Road.
- Property Acquisition Division and Public Works staff coordinated with Independence Acquisition & Appraisal, LLC, to negotiate the sale of Parcel 105 from Joyce B. Case, Individually and as Trustee U/A The Joyce B Case Trust Dated October 10, 2006, as Amended and Restated for the property located near the west end of the project boundary at 9725 28th Avenue East, Palmetto, Florida 34221.
- An all-inclusive settlement price of \$151,000.00 was agreed upon for the fee simple acquisition of Parcel 105 for Right-of-Way. This settlement eliminated the additional costs for litigation fees or expert fees associated with the acquisition of this parcel.
- Parcel 105 encompasses approximately 19,885 square feet and is located along the south boundary of the parent parcel.
- On September 14, 2021, the Board of County Commissioners executed the Contract for Sale and Purchase for the aforementioned interest.
- The Trustee's Deed has been recorded in the Official Records of Manatee County as Instrument Numbers 202141133551. This agenda item is for Board Records only.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

[emailed 11/19/2021](#)

Please email the approved agenda item to the following:

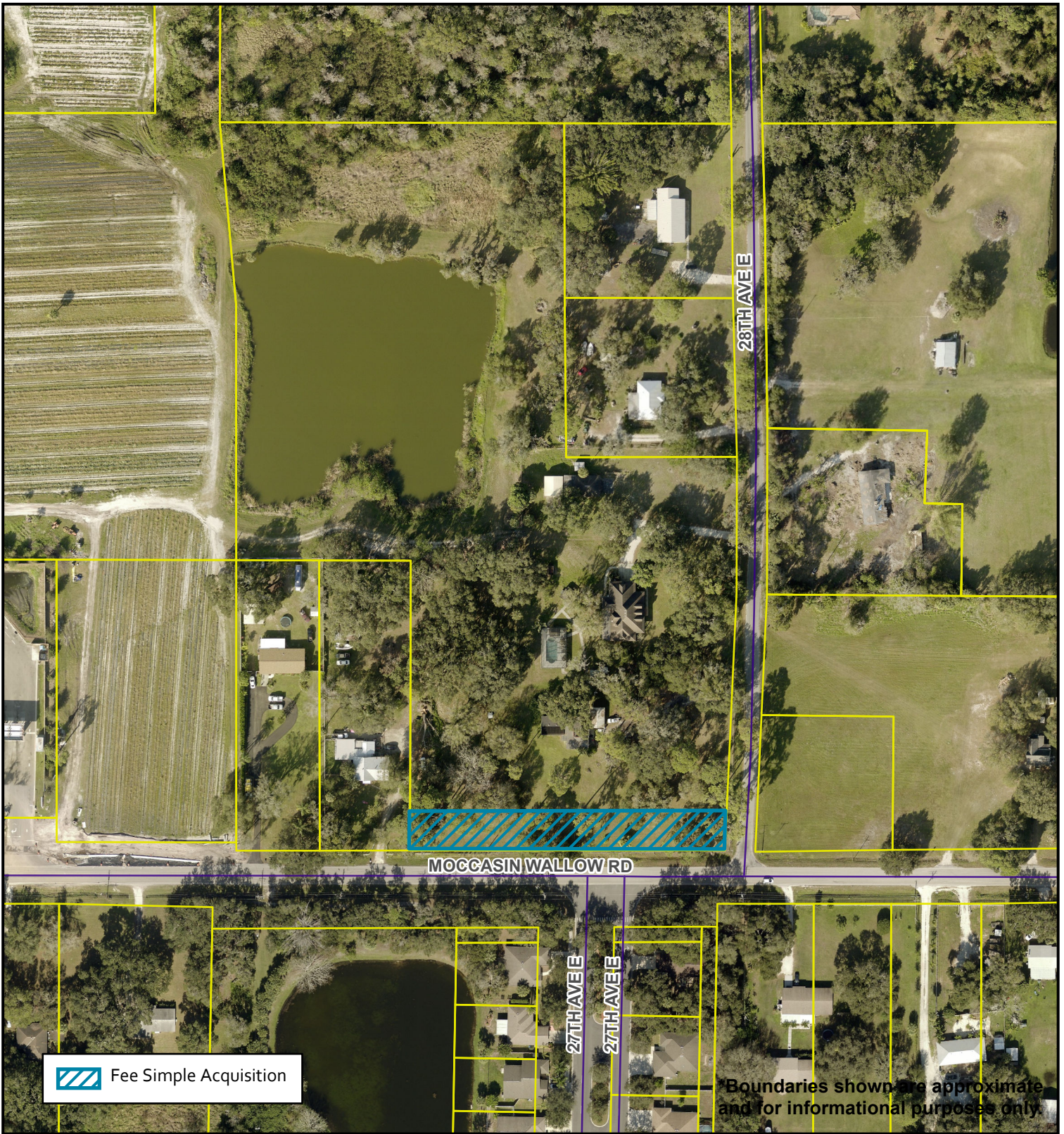
- Victoria Rosenbecker at victoria.rosenbecker@mymanatee.org
- Daniel Garner at daniel.garner@mymanatee.org
- Caroline Gill at cgill@iaallc.com

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



PARCEL 105

**JOYCE B CASE
9725 28TH AVENUE EAST
PALMETTO, FLORIDA 34221**

DISTRICT 1- JAMES SATCHER

