

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 Rd.
PROJECT NO: 6092560
PARCEL NO: 108
PID NO: 628200057
Owner Type: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of October, 2021, between **PAMELA WYNONA RIFE**, as to an (1/4) undivided interest, whose mailing address is 824 15th Avenue Dr. E., Palmetto, Florida 34221, **BETTY J. STEDMAN**, as to an (1/4) undivided interest, whose mailing address is 11008 3rd Avenue NE, Bradenton, Florida 34212, **MELVIN DANIEL SMITH**, as to an (1/4) undivided interest, whose mailing address is P.O. Box 145, Royston, Georgia 30662, **LORI FARMER**, as to an (1/12) undivided interest, whose mailing address is 805-A 66th Avenue West, Bradenton, Florida 34207, **TAMIE LANGMAN**, as to an (1/12) undivided interest, whose mailing address is 11310 Autumn Leaf Way, Bradenton, Florida 34212, **WENDY WILSON**, as to an (1/12) undivided interest, whose mailing address is 135256 65th Street East, Parrish, Florida 34219, (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 2021 and subsequent years. The Property is not the homestead of Grantor nor is it the homestead of any member of Grantor's family.

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.

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

Page 1 of 8

This transaction was
closed on:
October 7, 2021

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

GRANTOR
PAMELA WYNONA RIFE, as to an (1/4)
undivided interest

[Signature]
First Witness Signature

[Signature]
Signature

Marika Reimaan
First Witness Printed Name

Pamela Wynona Rife
Pamela Wynona Rife

[Signature]
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE SAVANNAH

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

- physical presence or
- online notarization

this 6 day of OCTOBER, 2021, by **PAMELA WYNONA RIFE**, who

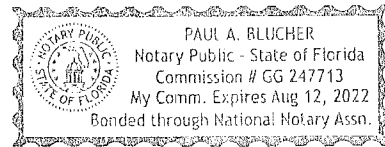
- is personally known to me or
- has produced [Signature] as identification.

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

[Signature]

My Commission Expires: 8/12/2022

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



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

GRANTOR

BETTY J. STEDMAN, as to an (1/4) undivided
interest

[Signature]
First Witness Signature

[Signature]
Betty J. Stedman

Gaivka Kerimann
First Witness Printed Name

By: [Signature]
Pamela Wynona Rife, as Attorney-In-
Fact for **Betty J. Stedman** under Limited
Durable Power of Attorney

[Signature]
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE SMASWA

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

- physical presence or
- online notarization

this 6 day of OCTOBER, 2021, by **PAMELA WYNONA RIFE**, as Attorney-in-Fact
for **BETTY J. STEDMAN**, who

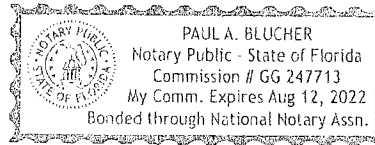
- is personally known to me or
- has produced DRIVERS LICENSE as identification.

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

[Signature]
Signature of Notary Public

My Commission Expires: 8/12/2022

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



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

GRANTOR

MELVIN DANIEL SMITH, as to an (1/4)
undivided interest

M. Reiman
First Witness Signature

Melvin Daniel Smith
Melvin Daniel Smith

Narika Reiman
First Witness Printed Name

By: Paula Wynona Rife
Pamela Wynona Rife, as Attorney-In-
Fact for **Melvin Daniel Smith** under
Limited Durable Power of Attorney

Paul A. Blucher
Second Witness Signature

Paul A. Blucher
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 6 day of Oct, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **MELVIN DANIEL SMITH**, who

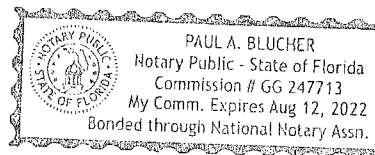
- is personally known to me or
- has produced Notary Seal as identification.

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

Paul A. Blucher
Signature of Notary Public

My Commission Expires: 8/12/2022

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



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

GRANTOR

LORI FARMER, as to an (1/12) undivided
interest

M. Reiman

First Witness Signature

Frederick Reiman

First Witness Printed Name

Paul A Blucher

Second Witness Signature

PAUL A. BLUCHER

Second Witness Printed Name

Lori Farmer

Lori Farmer

By: Pamela Wynona Rife

Pamela Wynona Rife, as Attorney-In-
Fact for **Lori Farmer** under Limited
Durable Power of Attorney

STATE OF FLORIDA

COUNTY OF ~~MANATEE~~ SARASOTA

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

physical presence or

online notarization

this 6 day of OCTOBER, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **LORI FARMER**, who

is personally known to me or

has produced MARSHALL LEWIS as identification.

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

Paul A Blucher

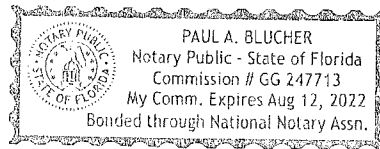
Signature of Notary Public

(Legibly print, type, or stamp commissioned

Name of Notary Public and affix official

Notary seal below

My Commission Expires: 8/12/2022



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

GRANTOR
TAMIE LANGMAN, as to an (1/12) undivided
interest

[Signature]
First Witness Signature

Gastón Reiman
First Witness Printed Name

[Signature]
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

[Signature]
Tamie Langman

By: [Signature]
Pamela Wynona Rife, as Attorney In-
Fact for **Tamie Langman** under Limited
Durable Power of Attorney

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

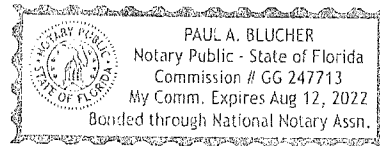
Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 6 day of October, 2021, **PAMELA WYNONA RIFE**, as Attorney-In-Fact
for **TAMIE LANGMAN**, who
 is personally known to me or
 has produced [Signature] as identification.

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

[Signature]
Signature of Notary Public

My Commission Expires: 8/12/2022

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



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

GRANTOR
WENDY WILSON, as to an (1/12) undivided
interest

[Signature]
First Witness Signature

[Signature]
Wendy Wilson

Garth Reimann
First Witness Printed Name

By: [Signature]
Pamela Wynona Rife, as Attorney-In-
Fact for **Wendy Wilson** under Limited
Durable Power of Attorney

[Signature]
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE SACASIA

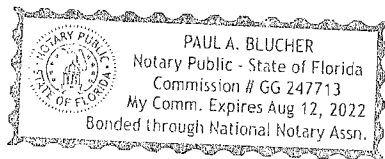
Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 6 day of October, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **WENDY WILSON**, who
 is personally known to me or
 has produced [Signature] as identification.

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

[Signature]
Signature of Notary Public

My Commission Expires: 8/12/2022

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



"EXHIBIT A"

Commence at the SW corner of the SE1/4 of the SE1/4 of Section 18, Township 33 South, Range 18 East, Manatee County, Florida; thence South 89 degrees 45 minutes 14 second East, along the South line of said Section 18, a distance of 454.77 feet; thence North 30.00 feet to the North right-of-way line of Ellenton Gillette Road for A POINT OF BEGINNING; thence South 89 degrees 45 minutes 14 seconds East along said North right-of-way line of Ellenton Gillette Road, a distance OF 212.23 feet; thence North 270.00 feet; thence South 89 degrees 45 minutes 14 seconds East, 209.00 feet; thence North 69.00 feet; thence North 89 degrees 45 minutes 14 seconds West, 436.07 feet; thence South 02 degrees 30 minutes 22 seconds East, 339.39 feet to the POINT OF BEGINNING.

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 Rd.
PROJECT NO: 6092560
PARCEL NO: 109
PID NO: 628400004
Owner Type: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this 7th day of October, 2021, between **PAMELA WYNONA RIFE**, as to an (1/4) undivided interest, whose mailing address is 824 15th Avenue Dr. E., Palmetto, Florida 34221, **BETTY J. STEDMAN**, as to an (1/4) undivided interest, whose mailing address is 11008 3rd Avenue NE, Bradenton, Florida 34212, **MELVIN DANIEL SMITH**, as to an (1/4) undivided interest, whose mailing address is P.O. Box 145, Royston, Georgia 30662, **LORI FARMER**, as to an (1/12) undivided interest, whose mailing address is 805-A 66th Avenue West, Bradenton, Florida 34207, **TAMIE LANGMAN**, as to an (1/12) undivided interest, whose mailing address is 11310 Autumn Leaf Way, Bradenton, Florida 34212, **WENDY WILSON**, as to an (1/12) undivided interest, whose mailing address is 135256 65th Street East, Parrish, Florida 34219, (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 2021 and subsequent years. The Property is not the homestead of Grantor nor is it the homestead of any member of Grantor's family.

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.

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

Page 1 of 8

This transaction was
closed on:
October 7, 2021

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

GRANTOR
PAMELA WYNONA RIFE, as to an (1/4)
undivided interest

[Signature]
First Witness Signature

[Signature]
Signature

Garska Reimann
First Witness Printed Name

Pamela Wynona Rife
Pamela Wynona Rife

[Signature]
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ Sarasota

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

- physical presence or
- online notarization

this 6 day of October, 2021, by **PAMELA WYNONA RIFE**, who

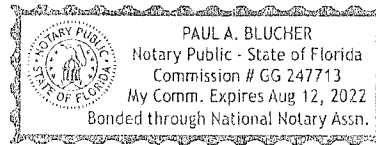
- is personally known to me or
- has produced Driver's License as identification.

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

[Signature]

My Commission Expires: 8/12/2022

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



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

GRANTOR

BETTY J. STEDMAN, as to an (1/4) undivided
interest

M. Reiman
First Witness Signature

Marika Reiman
First Witness Printed Name

Paul A. Blucher
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

Betty J. Stedman
Betty J. Stedman

By: Pamela Wynona Rife
Pamela Wynona Rife, as Attorney-In-Fact for **Betty J. Stedman** under Limited Durable Power of Attorney

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

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

- physical presence or
- online notarization

this 6 day of Oct, 2021, by **PAMELA WYNONA RIFE**, as Attorney-in-Fact for **BETTY J. STEDMAN**, who

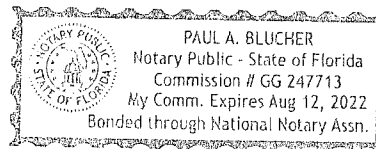
- is personally known to me or
- has produced Driver's License as identification.

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

Paul A. Blucher

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

My Commission Expires: 8/12/2022



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

[Signature]
First Witness Signature

Marika Reinann
First Witness Printed Name

[Signature]
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

GRANTOR

MELVIN DANIEL SMITH, as to an (1/4)
undivided interest

[Signature]
Melvin Daniel Smith

By: [Signature]
Pamela Wynona Rife, as Attorney-In-
Fact for **Melvin Daniel Smith** under
Limited Durable Power of Attorney

STATE OF FLORIDA
COUNTY OF MANATEE [Signature]

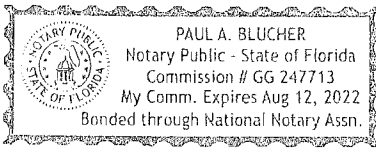
Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 7 day of October, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **MELVIN DANIEL SMITH**, who
 is personally known to me or
 has produced [Signature] as identification.

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

[Signature]
Signature of Notary Public

My Commission Expires: 8/12/2022

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



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

GRANTOR

LORI FARMER, as to an (1/12) undivided
interest

[Signature]
First Witness Signature

[Signature]
Lori Farmer

Maria Reimann
First Witness Printed Name

By: [Signature]
Pamela Wynona Rife, as Attorney-In-
Fact for **Lori Farmer** under Limited
Durable Power of Attorney

[Signature]
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SALAS-TAMPA

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

- physical presence or
- online notarization

this 6 day of OCTOBER, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **LORI FARMER**, who

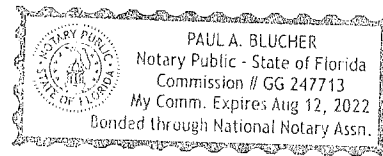
- is personally known to me or
- has produced [Signature] as identification.

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

[Signature]

My Commission Expires: 8/12/2022

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



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

GRANTOR

TAMIE LANGMAN, as to an (1/12) undivided
interest

M. Reiman
First Witness Signature

Tamie Langman
Tamie Langman

Masika Reiman
First Witness Printed Name

By: *Pamela Wynona Rife*
Pamela Wynona Rife, as Attorney-In-Fact for **Tamie Langman** under Limited Durable Power of Attorney

Paul A. Blucher
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ JACKSONVILLE

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

- physical presence or
- online notarization

this 6 day of October, 2021, **PAMELA WYNONA RIFE**, as Attorney-In-Fact for **TAMIE LANGMAN**, who

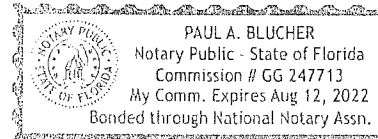
- is personally known to me or
- has produced *DD Form 1600* as identification.

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

Paul A. Blucher

My Commission Expires: 8/12/2022

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



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

GRANTOR

WENDY WILSON, as to an (1/12) undivided
interest

M. Reinman
First Witness Signature

Wendy Wilson
Wendy Wilson

Marika Reinman
First Witness Printed Name

By: *Pamela Wynona Rife*
Pamela Wynona Rife, as Attorney-In-
Fact for **Wendy Wilson** under Limited
Durable Power of Attorney

Paul A. Blucher
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ *SARASOTA*

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

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Fact for **WENDY WILSON**, who

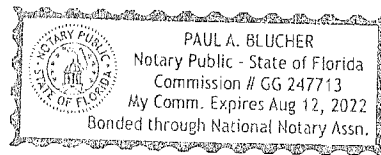
- is personally known to me or
- has produced *DREVA'S License* as identification.

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

Paul A. Blucher
Signature of Notary Public

My Commission Expires: *8/12/2022*

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



"EXHIBIT A"

Begin at the Southwest corner of the Southeast 1/4 of the Southeast 1/4 in Section 18, Township 33 South, Range 18 East; Manatee County, Florida; thence East 292 yards to the Point of Beginning; thence North 300 feet; thence West 209 feet; thence South 300 feet; thence East 209 feet, less road right-of-way in said Section.

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 Rd.
PROJECT NO: 6092560
PARCEL NO: 110
PID NO: 628200156
Owner Type: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

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

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

GRANTOR
PAMELA WYNONA RIFE, as to an (1/4)
undivided interest

Lindsay Ruggiero
First Witness Signature

Pamela Wynona Rife
Signature

Lindsay Ruggiero
First Witness Printed Name

Pamela Wynona Rife
Pamela Wynona Rife

Paul A. Blucher
Second Witness Signature

Paul A. Blucher
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 6th day of Octobor, 2021, by **PAMELA WYNONA RIFE**, who

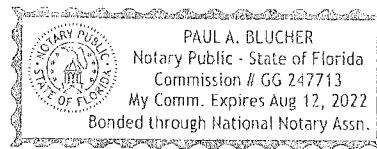
- is personally known to me or
- has produced Deborah George as identification.

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

Paul A. Blucher

My Commission Expires: 8/12/2022

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



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

GRANTOR

BETTY J. STEDMAN, as to an (1/4) undivided
interest

Lindsay Ruggiero
First Witness Signature

First Witness Signature

Lindsay Ruggiero
First Witness Printed Name

First Witness Printed Name

Paul A. Blucher
Second Witness Signature

Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

Second Witness Printed Name

Betty J. Stedman
Betty J. Stedman

Betty J. Stedman

By: Pamela Wynona Rife
Pamela Wynona Rife, as Attorney-In-Fact for **Betty J. Stedman** under Limited Durable Power of Attorney

Pamela Wynona Rife, as Attorney-In-Fact for **Betty J. Stedman** under Limited Durable Power of Attorney

STATE OF FLORIDA
COUNTY OF ~~MANATEE~~ SARASOTA

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

physical presence or

online notarization

this 6 day of October, 2021, by **PAMELA WYNONA RIFE**, as Attorney-in-Fact for **BETTY J. STEDMAN**, who

is personally known to me or

has produced Driver's License as identification.

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

Paul A. Blucher
Signature of Notary Public

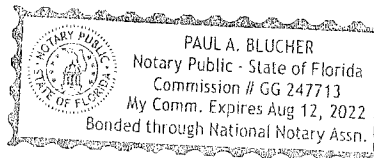
Signature of Notary Public

(Legibly print, type, or stamp commissioned

Name of Notary Public and affix official

Notary seal below

My Commission Expires: 8/12/2022



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

GRANTOR

MELVIN DANIEL SMITH, as to an (1/4)
undivided interest

Lindsay Ruggiero

First Witness Signature

Melvin Daniel Smith

Melvin Daniel Smith

Lindsay Ruggiero

First Witness Printed Name

By: Pamela Wynona Rife

Pamela Wynona Rife, as Attorney-In-
Fact for **Melvin Daniel Smith** under
Limited Durable Power of Attorney

Paul A. Blucher

Second Witness Signature

Paul A. Blucher

Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE SARASOTA

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

- physical presence or
- online notarization

this 6 day of OCTOBER, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **MELVIN DANIEL SMITH**, who

- is personally known to me or
- has produced Notary's License as identification.

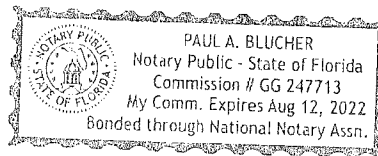
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FLORIDA STATUTES

Paul A. Blucher

Signature of Notary Public

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Notary seal below

My Commission Expires: 8/12/2022



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

GRANTOR

LORI FARMER, as to an (1/12) undivided
interest

Lindsay Ruggiero

First Witness Signature

Lori Farmer

Lori Farmer

Lindsay Ruggiero

First Witness Printed Name

By: Pamela Wynona Rife

Pamela Wynona Rife, as Attorney-In-
Fact for **Lori Farmer** under Limited
Durable Power of Attorney

Paul A. Blucher

Second Witness Signature

Paul A. Blucher

Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF **MANATEE** Sarasota

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

- physical presence or
- online notarization

this 6 day of October, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **LORI FARMER**, who

- is personally known to me or
- has produced Driver's License as identification.

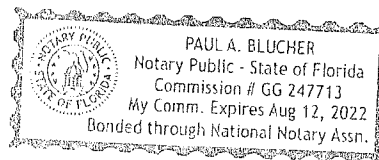
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FLORIDA STATUTES

Paul A. Blucher

Signature of Notary Public

My Commission Expires: 8/12/2022

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Name of Notary Public and affix official
Notary seal below



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

GRANTOR
TAMIE LANGMAN, as to an (1/12) undivided
interest

Lindsay Ruggiero
First Witness Signature

Tamie Langman
Tamie Langman

Lindsay Ruggiero
First Witness Printed Name

By: Pamela Wynona Rife
Pamela Wynona Rife, as Attorney-In-
Fact for **Tamie Langman** under Limited
Durable Power of Attorney

Paul A. Blucher
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

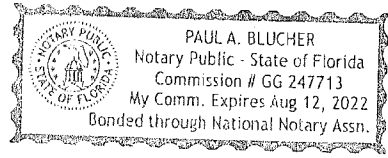
STATE OF FLORIDA
COUNTY OF MANATEE

Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 6 day of October, 2021, **PAMELA WYNONA RIFE**, as Attorney-In-Fact
for **TAMIE LANGMAN**, who
 is personally known to me or
 has produced DL and License as identification.
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05,
FLORIDA STATUTES

Paul A. Blucher
Signature of Notary Public

My Commission Expires: 8/12/2022

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



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

Lindsay Ruggiero
First Witness Signature

Lindsay Ruggiero
First Witness Printed Name

Paul A. Blucher
Second Witness Signature

Paul A. Blucher
Second Witness Printed Name

GRANTOR

WENDY WILSON, as to an (1/12) undivided
interest

Wendy Wilson
Wendy Wilson

By: Pamela Wynona Rife
Pamela Wynona Rife, as Attorney-In-
Fact for **Wendy Wilson** under Limited
Durable Power of Attorney

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 6 day of OCTOBER, 2021, by **PAMELA WYNONA RIFE**, as Attorney-In-
Fact for **WENDY WILSON**, who

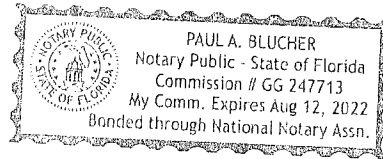
- is personally known to me or
- has produced Private Lease as identification.

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

Paul A. Blucher
Signature of Notary Public

My Commission Expires: 8/12/2022

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"EXHIBIT A"

The South 369.0 feet of the SE 1/4 of the SE 1/4 of Section 18, Township 33 South, Range 18 East, Manatee County, Florida. less the West 876.0 feet and less the East 444.0 feet, also less the South 30 feet for road right-of-way. Being a strip of land 10.34 feet wide along the North line and 10.16 feet wide along the South line of above described land.

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 WARRANTY DEEDS FROM THE HEIRS OF ALICE BEATRICE A. SMITH, ALSO KNOWN AS ALICE BEATRICE SMITH FOR PARCELS 108, 109, AND 110 / MOCCASIN WALLOW ROAD - US 41 TO GATEWAY BLVD - CIP PROJECT NO. 6092560 – 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

- Acceptance of Warranty Deed from the Heirs of Alice Beatrice A. Smith for Parcel 108; and
- Acceptance of Warranty Deed from the Heirs of Alice Beatrice Smith for Parcel 109; and
- Acceptance of Warranty Deed from the Heirs of Alice Smith for Parcel 110

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 with 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 that it must acquire fee simple right-of-way along the southern boundary of Parcels 108, 109, and 110 to facilitate the proposed improvements to Moccasin Wallow Road.
- Manatee County's Emergency Medical Services Division (EMS) seeks to acquire the remainder of Parcels 108, 109, and 110 from Public Works to construct an EMS station on the property and to expand emergency medical services and operations within the North River community.
- Property Acquisition Division staff coordinated with Public Works, Manatee County EMS, Manatee County's Public Safety Department, and Independence Acquisition & Appraisal for the purchase of Parcels 108, 109, and 110 from Alice Beatrice A. Smith, a/k/a Alice Beatrice Smith, a/k/a Alice Smith.
- Alice Beatrice Smith passed away after the contracts for sale and purchase were fully executed but before the deeds were executed. The estate of Ms. Smith went under probate, and Pamela Wynona Rife was appointed Durable Power of Attorney. Ms. Rife executed the deeds on behalf of the Heirs of Ms. Smith.
- Parcel 108 is a vacant, L-shaped parcel consisting of 1.97 acres.
- Parcel 109 is an improved, rectangular-shaped parcel consisting of 1.3 acres and a 1,388 square foot, single family residence.
- Parcel 110 is a vacant, narrow, rectangular-shaped parcel that is comprised of approximately 3,354 square feet.
- The combined purchase price for each of the three parcels is \$286,816.25, which is inclusive of attorneys' and experts' costs and fees.
- The three (3) parcels are contiguous to one another and are located along the north side of Moccasin Wallow Road.
- On May 11, 2021, the Board of County Commissioners executed the Contracts for Sale and Purchase for the aforementioned interests.
- The Warranty Deeds have been recorded in the Official Records of Manatee County as Instrument Numbers 202141133741, 202141133717, and 202141133706. This agenda item is for Board Records only.

Attorney Review

Not Reviewed (No apparent legal issues)

[Emailed 11/19/2021](#)

Instructions to Board Records

Please email the approved agenda item to the following:

- Victoria Rosenbecker at victoria.rosenbecker@mymanatee.org
- Daniel Garner at daniel.garner@mymanatee.org
- Gerald Strouse at gstrouse@iaallc.com

Cost and Funds Source Account Number and Name

N/A

Amount and Frequency of Recurring Costs

N/A



C.R. 6 MOCCASIN WALLOW Road

*Boundaries shown are approximate and for informational purposes only.

Acquisition



PARCEL 108

ALICE BEATRICE A. SMITH
2950 MOCCASIN WALLOW ROAD
PALMETTO, FL 34221
PID 628200057


DISTRICT 1-JAMES SATCHER





MOCCASIN WALLOW Road

C.R. 6

 Acquisition

*Boundaries shown are approximate and for informational purposes only.



PARCEL 109

ALICE BEATRICE SMITH
3008 MOCCASIN WALLOW ROAD
PALMETTO, FL 34221
PID 628400004

DISTRICT 1-JAMES SATCHER





PARCEL 110

**ALICE SMITH
3010 MOCCASIN WALLOW ROAD
PALMETTO, FL 34221
PID 628200156**

DISTRICT 1-JAMES SATCHER

