



THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, 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: Circle K US 41 & 30th
PID NO: 4777101359

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this 22nd day of September, 2021, between **CIRCLE K STORES INC.**, a Texas corporation, whose mailing address is 3802 Corporex Park Drive, Suite 200, Tampa, Florida 33619 (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, zoning and other governmental regulations, and easements and restrictions of record, including but not limited to, that Restrictive Covenant Agreement and Notice to Buyers recorded in Official Records Book 2516, Page 3186, and all matters related to Sapp Subdivision recorded in Plat Book 56, Page 134, and Reciprocal Ingress-Egress Easement Agreement and Restrictive Covenant recorded in Official Records Book 2655, Page 642, and Amended Declaration of Restrictive Covenant recorded in Official Records Book 2717, Page 4439, all of the Public Records of Manatee County, Florida.

ACCEPTED IN OPEN SESSION 12/14/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE

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

GRANTOR:

CIRCLE K STORES INC., a Texas corporation

By: *Lisa Geyer*
Lisa Geyer, Vice President Operations,
Florida

Matthew Garcia
First Witness Signature

Matthew Garcia
First Witness Printed Name

Jillian Suarez
Second Witness Signature

Jillian Suarez
Second Witness Printed Name

Affix corporate seal below:

Attest: *Alexa Vidal*
Secretary Signature

STATE OF FL
COUNTY OF Hillsborough

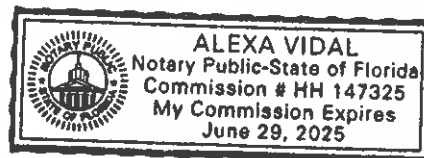
Before me, a Notary Public, the foregoing instrument was acknowledged by means of
 physical presence or
 online notarization
this 22nd day of September, 2021, by Lisa Geyer, as Vice President Operations,
Florida of Circle K Stores Inc., a Texas corporation, on behalf of said corporation, who
 is personally known to me or
 has produced _____ as identification.

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

Alexa Vidal

My Commission Expires: 6/29/25

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



SKETCH OF DESCRIPTION

SHEET 1 OF 2

LYING IN SECTION 1, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA

EXHIBIT "A"

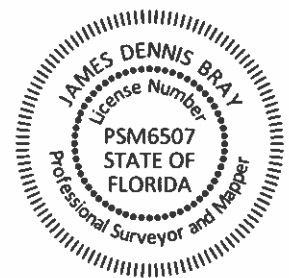
LEGAL DESCRIPTION:

RIGHT-OF-WAY DEDICATION:

A PORTION OF LOT 4 AND LOT 5 OF SAPP SUBDIVISION, A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGES 134 AND 135, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 30TH AVENUE EAST; THENCE N89°57'53"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 81.92 FEET; THENCE N01°00'22"E, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.20 FEET; THENCE S88°59'38"E, A DISTANCE OF 4.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.00 FEET, A CHORD BEARING OF N66°39'51"E AND CHORD DISTANCE OF 22.26 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°41'02" A DISTANCE OF 22.94 FEET TO A POINT OF NON-TANGENCY; THENCE N47°40'40"W, A DISTANCE OF 0.50 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 26.50 FEET, A CHORD BEARING OF N35°27'14"E AND CHORD DISTANCE OF 6.34 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°44'12" A DISTANCE OF 6.35 FEET TO A POINT OF NON-TANGENCY; THENCE S89°18'50"E, A DISTANCE OF 55.37 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22.50 FEET, A CHORD BEARING OF S66°01'41"E AND CHORD DISTANCE OF 17.42 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°33'12" A DISTANCE OF 17.89 FEET TO A POINT OF NON-TANGENCY; THENCE S88°48'17"E, A DISTANCE OF 13.66 FEET; THENCE S89°03'30"E, A DISTANCE OF 17.21 FEET; THENCE S89°22'22"E, A DISTANCE OF 14.77 FEET; THENCE S68°07'30"E, A DISTANCE OF 18.97 FEET TO SAID NORTHERLY RIGHT OF WAY LINE, THENCE N89°57'53"W, A DISTANCE OF 81.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,512 SQUARE FEET MORE OR LESS.



JOB # 904468

CF # SOD-MNT-56-134-LOTS 3&4-RW

DATE: 06/28/2021

SCALE: 1" = 30'

DRAWN BY: PJT

CERTIFIED TO:

CIRCLE K FLORIDA

LEGEND

E	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
Δ	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
INST	- INSTRUMENT NUMBER
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
(M)	- MEASURED
MS	- METAL SHED
N&D	- NAIL AND DISK
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

REVISIONS

8/27/2021 - COUNTY COMMENTS - JB

11/22/2021 - SHEET NUMBERING - JB

GENERAL NOTES:

1. Bearing structure is based on the monumented Northerly line of Lot 4, being S89°57'25"E per Florida State Plane Coordinate System West Zone, NAD(83)-(2011)-(epoch 2010.0000), established per FDOT FPRN.
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for hereon and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Sketch is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com

Digitally signed by
James D Bray
DN: cn=James D Bray
c=US o=Florida
Date: 2021-11-22
13:13:05:00

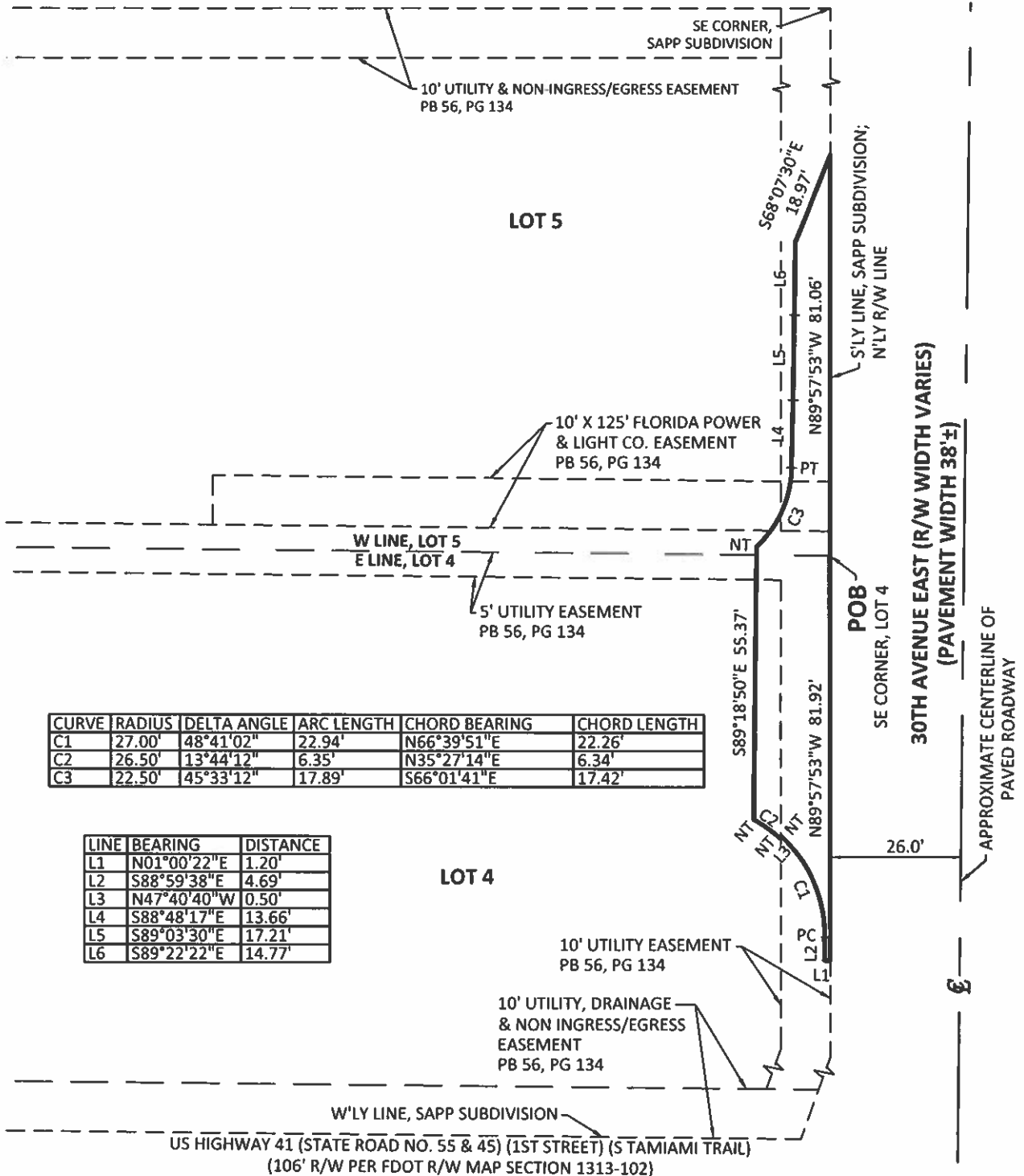
James D. Bray PSM 6507

SKETCH OF DESCRIPTION

SHEET 2 OF 2

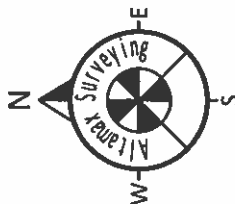
LYING IN SECTION 1, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA

EXHIBIT "A"

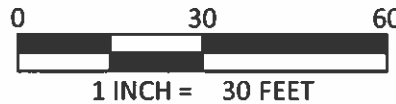


Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com



GRAPHIC SCALE



THIS INSTRUMENT PREPARED BY:

Caitlyn DeLoach, 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: Circle K US 41 & 30th

PID NO: 4777101359

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **LISA GEYER**, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Circle K Stores Inc., a Texas corporation (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Vice President Operations, Florida of Grantor and I make this affidavit with the authority of and on behalf of Grantor.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

ACCEPTED IN OPEN SESSION 12/14/21
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

- A. Restrictive Covenant Agreement and Notice of Buyers recorded in Official Records Book 2516, Page 3186 of the Public Records of Manatee County.
- B. All matters related to Sapp Subdivision recorded in Plat Book 56, Page 134 in the Public Records of Manatee County, Florida.

C. Reciprocal Ingress-Egress Easement Agreement and Restrictive Covenant recorded in Official Records Book 2655, Page 642 of the Public Records of Manatee County, Florida.

D. Amended Declaration of Restrictive Covenant recorded in Official Records Book 2717, Page 4439 of the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 74-1149540.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Right-of-Way Dedication.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

LISA GEYER

Lisa Geyer
Signature

STATE OF FL
COUNTY OF Hillsborough

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

- physical presence or
- online notarization

this 22nd day of September, 2021, by Lisa Geyer, who

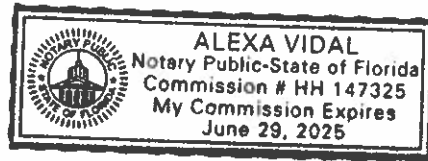
- is personally known to me or
- has produced _____ as identification.

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

Alexa Vidal

My Commission Expires: 6/29/25

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



SKETCH OF DESCRIPTION

SHEET 1 OF 2

LYING IN SECTION 1, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA

EXHIBIT "A"

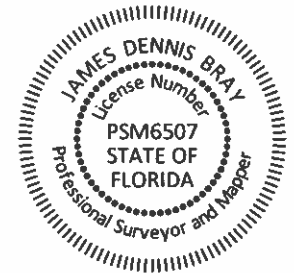
LEGAL DESCRIPTION:

RIGHT-OF-WAY DEDICATION:

A PORTION OF LOT 4 AND LOT 5 OF SAPP SUBDIVISION, A COMMERCIAL SUBDIVISION AS RECORDED IN PLAT BOOK 56, PAGES 134 AND 135, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 4, ALSO BEING A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF 30TH AVENUE EAST; THENCE N89°57'53"W, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 81.92 FEET; THENCE N01°00'22"E, LEAVING SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1.20 FEET; THENCE S88°59'38"E, A DISTANCE OF 4.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 27.00 FEET, A CHORD BEARING OF N66°39'51"E AND CHORD DISTANCE OF 22.26 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°41'02" A DISTANCE OF 22.94 FEET TO A POINT OF NON-TANGENCY; THENCE N47°40'40"W, A DISTANCE OF 0.50 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 26.50 FEET, A CHORD BEARING OF N35°27'14"E AND CHORD DISTANCE OF 6.34 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°44'12" A DISTANCE OF 6.35 FEET TO A POINT OF NON-TANGENCY; THENCE S89°18'50"E, A DISTANCE OF 55.37 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 22.50 FEET, A CHORD BEARING OF S66°01'41"E AND CHORD DISTANCE OF 17.42 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°33'12" A DISTANCE OF 17.89 FEET TO A POINT OF NON-TANGENCY; THENCE S88°48'17"E, A DISTANCE OF 13.66 FEET; THENCE S89°03'30"E, A DISTANCE OF 17.21 FEET; THENCE S89°22'22"E, A DISTANCE OF 14.77 FEET; THENCE S68°07'30"E, A DISTANCE OF 18.97 FEET TO SAID NORTHERLY RIGHT OF WAY LINE, THENCE N89°57'53"W, A DISTANCE OF 81.06 FEET TO THE POINT OF BEGINNING.

CONTAINS: 1,512 SQUARE FEET MORE OR LESS.



JOB # 904468
CF # SOD-MNT-56-134-LOTS 3&4-RW
DATE: 06/28/2021
SCALE: 1" = 30'
DRAWN BY: PJT

CERTIFIED TO:
CIRCLE K FLORIDA

LEGEND

CL	- CENTERLINE
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
Δ	- CENTRAL ANGLE
(D)	- DESCRIBED
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FH	- FIRE HYDRANT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
INST	- INSTRUMENT NUMBER
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
(M)	- MEASURED
MS	- METAL SHED
N&D	- NAH AND DISK
ORB	- OFFICIAL RECORDS BOOK
OW	- OVERHEAD WIRE
(P)	- PLAT
PB	- PLAT BOOK
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TR	- TELEPHONE RISER
TYP	- TYPICAL
UE	- UTILITY EASEMENT
UP	- UTILITY POLE
#	- NUMBER

REVISIONS

8/27/2021 - COUNTY COMMENTS - JB
11/22/2021 - SHEET NUMBERING - JB

GENERAL NOTES:

1. Bearing structure is based on the monumented Northerly line of Lot 4, being S89°57'25"E per Florida State Plane Coordinate System West Zone, NAD(83)-(2011)-(epoch 2010.0000), established per FDOT FPRN.
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for hereon and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Sketch is "Not Valid" without the original signature and seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by signing Professional Surveyor and Mapper on the Date of the electronic signature.

Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamxsurveying.com

Digitally signed by
James D Bray
DN: cn=James D Bray
c=US o=Florida
Date: 2021-11-22
13:13-05:00

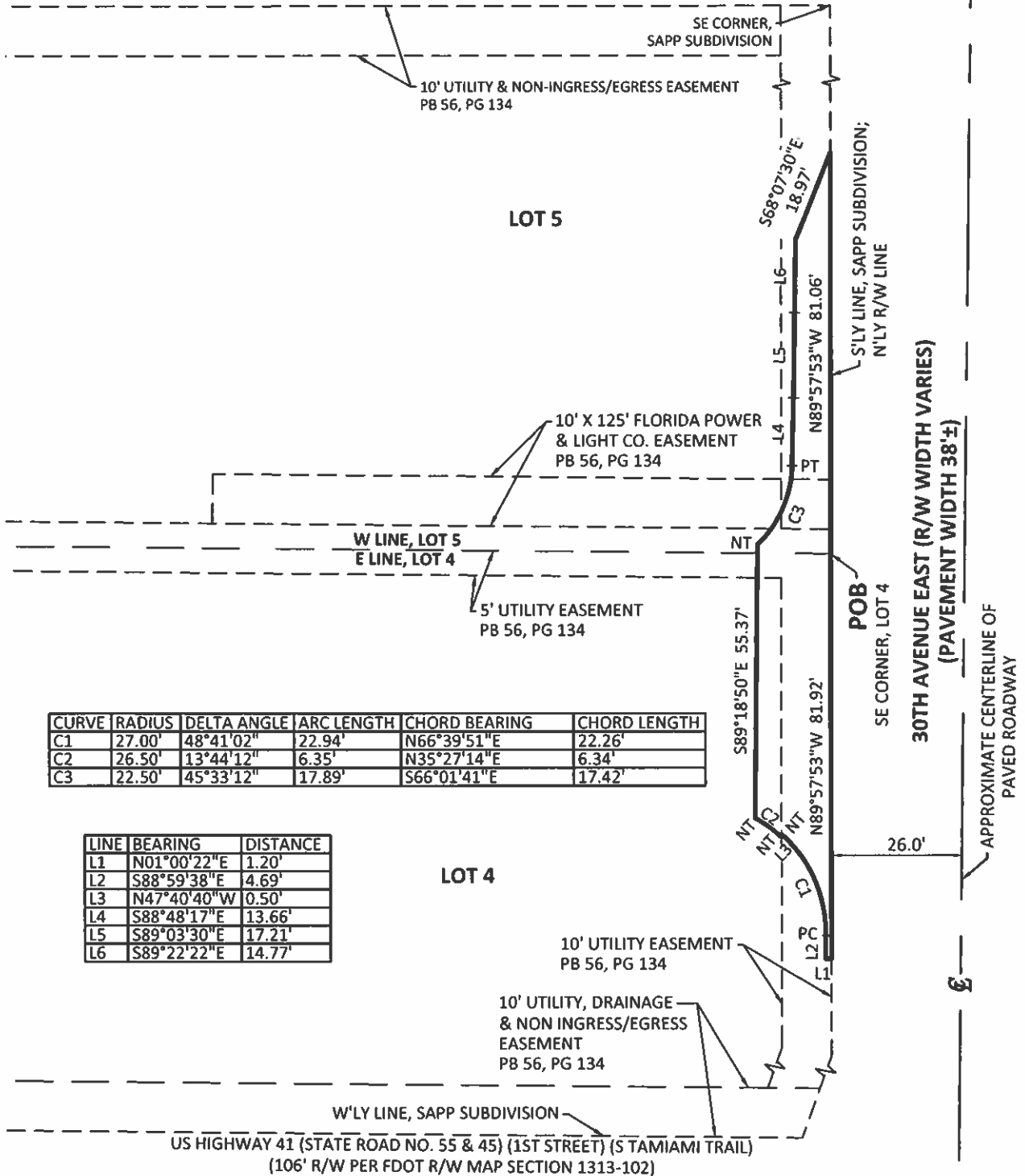
James D. Bray PSM 6507

SKETCH OF DESCRIPTION

SHEET 2 OF 2

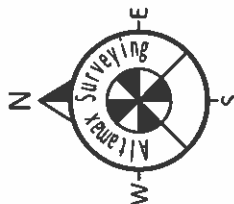
LYING IN SECTION 1, TOWNSHIP 35 SOUTH,
RANGE 17 EAST, MANATEE COUNTY, FLORIDA

EXHIBIT "A"

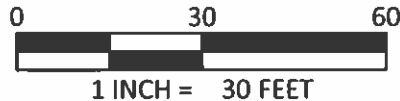


Altamax Surveying

910 Belle Avenue, Suite 1100
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com



GRAPHIC SCALE



Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: AStevens
Cashiered By: crybczynski

Receipt#: 900444482 **Payee Name:** KIMLEY-HORN & ASSOCIATES INC
Receipt Date: 12/16/2021

Instrument(s): 202141166482-DEED, 202141166483-AFFIDAVIT

Receipt Total:	\$96.50
Amount Tendered:	\$96.50
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$96.50

Check	\$96.50	CHECK #	004589
Amount Paid	\$96.50		

This service fee is charged by MyFloridaCounty.com. Your Credit Card Statement will display the vendor name of MyFloridaCounty.com for billing details. For information on refunds or for general inquiries, please call customer support at (877) 326 8689.

Instrument: 202141166482 DEED		
001000000341100	RECORDING FEE \$5/\$4	\$21.00
199000000341150	PRMTF \$1/\$.50	\$3.00
001000000208911	PRMTF FACCC \$.10	\$0.50
199000000341160	PRMTF CLERK \$1.90	\$9.50
001000000208912	PRMTF BCC \$2	\$10.00
	Instrument Total:	\$44.00
Instrument: 202141166483 AFFIDAVIT		
001000000341100	RECORDING FEE \$5/\$4	\$25.00
199000000341150	PRMTF \$1/\$.50	\$3.50
001000000208911	PRMTF FACCC \$.10	\$0.60
199000000341160	PRMTF CLERK \$1.90	\$11.40
001000000208912	PRMTF BCC \$2	\$12.00
	Instrument Total:	\$52.50

Angelina "Angel" Colonnese
Clerk of the Circuit Court of Manatee County Florida
1115 Manatee Avenue West, Bradenton, Florida 34205
P.O. Box 25400, Bradenton, Florida 34206
Phone (941) 749-1800 - Fax (941) 741-4082
www.manateeclerk.com

Recorded By: AStevens
Cashiered By: AStevens

Receipt#: 900444476 **Payee Name:** MANATEE COUNTY PROPERTY MGMT DEPT AR700003
Receipt Date: 12/16/2021 1112 MANATEE AVE WEST 8TH ATTN: PAT KELLY
BRADENTON, FL 34205

Instrument(s): NDOC00003193-CLERK SERVICES

Receipt Total:	\$0.70
Amount Tendered:	\$0.00
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$0.00

Instrument: NDOC00003193 CLERK SERVICES	
001000000208901 DEED DOC STAMPS \$.70	\$0.70
Instrument Total:	\$0.70



Approved in Open Session 12/14/21
Manatee County
Board of County Commissioners

Board of County Commissioners December 14, 2021 - Regular Meeting

SUBJECT

ACCEPTANCE AND RECORDING OF A WARRANTY DEED FROM CIRCLE K STORES INC FOR PROPERTY LOCATED AT 2925 1ST STREET EAST, BRADENTON FL, 34208 - DISTRICT 2

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

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

Valerie Kennedy, Real Property Coordinator, Property Acquisition Division, Property Management Department, Extension 3403

Action Requested

- Accept and Record Warranty Deed from Circle K Stores Inc.; and
- Record Affidavit from Lisa Geyer as Vice President of Operations of Circle K Stores Inc.

Enabling/Regulating Authority

- Chapter 125 of the Florida Statutes, County Government
- Manatee County Comprehensive Plan Goal

Background Discussion

- This Right-of-Way Dedication is located in District 2.
- Circle K Stores Inc., a Texas corporation, owns the property located at 2925 1st Street East, Bradenton FL, 34208.
- Circle K Stores Inc. is required to dedicate a Right-of-Way to Manatee County in accordance with their Final Site Plan requirements for a commercial development.
- The Right-of-Way will be used as a turning lane at the south entrance.
- The Right-of-Way proposed for dedication is located on the south side of the property along 30th Avenue East and encompasses approximately 1,512 square feet.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

Please return original documents to Valerie Kennedy via interoffice mail at 1112 Manatee Avenue West, Suite 800. **Distributed 12/17/21, RT**

Please email a copy of the approved agenda item to the following:

- Valerie Kennedy at valerie.kennedy@mymanatee.org
- Jarod Stubbs at jarod.stubbs@kimley-horn.com
- Karla McCommon at kmcccommon@schafferconst.com

Please charge the minimum doc stamps on the warranty deed, \$0.70

Cost and Funds Source Account Number and Name

\$96.50 recording fee to be paid by the Grantor

Amount and Frequency of Recurring Costs

N/A

 Right-of-Way

***Boundaries shown are approximate and for informational purposes only.**



RIGHT-OF-WAY DEDICATION

**CIRCLE K STORES
2925 1ST STREET EAST
BRADENTON, FL 34208
PID 4777101359**



DISTRICT 2 - REGGIE BELLAMY

From: [Valerie Kennedy](#)
To: [Robin Toth](#)
Subject: RE: BCC Mtg 12/14/21: Item 37 Warranty Deed from Circle K Stores
Date: Thursday, December 9, 2021 7:10:43 AM
Attachments: [image002.png](#)
[image003.png](#)
[RE call me please.msg](#)

Good morning Robin,

Sorry that I missed your call yesterday. I emailed Maggie with an AR number to use for the \$.70 (email attached). The AR number is AR700003.

I noticed that your call was regarding True Storage, but I'm unsure of your hours today. Please let me know the best time to call you back.

Thank you,

Valerie Kennedy
Real Property Coordinator
Manatee County Property Acquisition Division
1112 Manatee Avenue West, Suite 800-L
Bradenton, FL 34205
941-748-4501 ext. 3403
Valerie.Kennedy@mymanatee.org



From: Robin Toth <robin.toth@ManateeClerk.com>
Sent: Wednesday, December 8, 2021 3:33 PM
To: Valerie Kennedy <valerie.kennedy@mymanatee.org>
Subject: BCC Mtg 12/14/21: Item 37 Warranty Deed from Circle K Stores

**CAUTION: This email originated from an external source.
Be Suspicious of Attachments, Links and Requests for Login Information.**

Hi Valerie,

The total recording fees to record the Warranty Deed and Affidavit with this agenda packet is \$96.50 and the recording fee check was attached to this packet, which is good; however, the second page of the agenda memorandum says to charge the minimum doc stamps on the warranty deed, which is \$.70. How do you want to take care of the \$.70?

Thank you,

Robin Toth
Deputy Clerk, Board Records Department
for Angelina "Angel" Colonnese
Manatee County Clerk of the Circuit Court and Comptroller
www.manateeclerk.com
robin.toth@manateeclerk.com
(941) 741-4018, Ext. 4179
"Pride in Service with a Vision to the Future"



Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.