

THIS INSTRUMENT PREPARED BY:

Shvonne Davis, Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202



PROJECT NAME: Big Dans Carwash- ROW Dedication
PID NO: 2039400059
Owner Type: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into between **COLLIER CONWAY RD SARASOTA LLC**, a Florida limited liability company, whose mailing address is 220 North Main Street, Gainesville, Florida 32601 (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 TEN AND 00/100 DOLLARS (\$10.00) 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 2026 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its proper agent thereunto duly authorized, the day and year first below written.

ACCEPTED IN OPEN SESSION 9/22/2026
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

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

[Signature]
First Witness Signature

Matthew Lynn
First Witness Printed Name

Address: 220 N. Main Street
Gainesville, FL 32601

[Signature]
Second Witness Signature

Nathan S. Collier
Second Witness Printed Name

Address: 220 N. Main St
Gainesville, FL 32601

STATE OF Florida
COUNTY OF Alachua

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

- ☒ physical presence or
☐ online notarization

this 5 day of August, 2026, Michael Rosenblatt, as Manager of Collier Conway RD Sarasota LLC, a Florida limited liability company, on behalf of the company, who

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

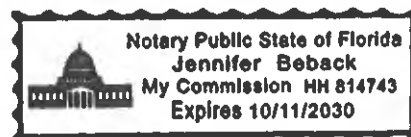
[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

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

GRANTOR:
COLLIER CONWAY RD SARASOTA
LLC, a Florida limited liability company

By: [Signature]
Michael Rosenblatt, Manager

Date: 8/5/2026



DESCRIPTION & SKETCH

Section 32, Township 35 South, Range 18 East

8490 Shade Avenue, Sarasota, Florida, 34243

DESCRIPTION: (Created by MSB Surveying, Inc.)

A portion of "Parcel No. 1" described in Official Records Book 2115, Page 5437, Public Records of Manatee County, Florida, lying in the East 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, Manatee County, Florida, being described as follows:

Commence at the Southeast corner of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, as shown on Florida Department of Environmental Protection Certified Corner Record Document #101931; thence N.00°21'21"E. along the East line of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, a distance of 367.34 feet to the Point of Beginning; thence N.89°38'48"W. a distance of 17.00 feet; thence N.00°21'21"E. a distance of 151.00 feet; thence S.89°38'39"E. a distance of 17.00 feet to a point on said East line of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East; thence S.00°21'21"W. along said East line, a distance of 151.00 feet to the Point of Beginning.

Parcel Contains 2,567 Square Feet ±

Notes:

1. This Map represents a Description & Sketch for the purpose of creating a Dedication of Right-of-Way.
2. Horizontal datum is based on the North American Datum (NAD) of 1983 (2011 adjustment), Florida State Plane, West Zone, and was derived from real-time kinematic GPS observations utilizing the Florida Permanent Reference Network (FPRN) producing a bearing of N.00°21'21"E. along the East Boundary line of lands described in Official Records Book 2115, Page 5437.
3. Description shown hereon was created by MSB Surveying, Inc., based on information furnished by the client and a Boundary & Topographic Survey by MSB Surveying, Inc., Job Number: 210829A, Revised: 07-17-2024
4. Subject to easements and rights of way of record, if any.
5. This map has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.

S. Boundary Line of
Lands Described in
Official Records
Book 850, Page 955

S.89°38'39"E.
17.00'

**PARCEL
NO. 1**

Lands Described in
Official Records
Instrument
#202341082108
Owner:
Collier Conway Road
Sarasota LLC
Parcel ID# 2039400059

N.89°38'48"W.
17.00'

Lands
Described in
Official Records
Instrument
#202341049365
Owner: BW BD
University
Shade Wash
Venture LLC
Parcel ID#
2039410002

N.00°21'21"E.
151.00'

Right of Way Line

Official Records
Book 1314 Page 2820

SHADE AVE.

1' Strip of Land
Deeded to
Manatee County,
ORB 1626/3527
N:1111369.41
E:486785.55
2,567 Square
Feet ±
0.0589 Acres ±
S.00°21'21"W.
151.00'

**POINT OF
BEGINNING**
N:1111218.41
E:486784.62

Lands Described in
Official Records
Instrument
#202141081611
Owner:
HPIII Sarasota II LLC

North Right
of Way

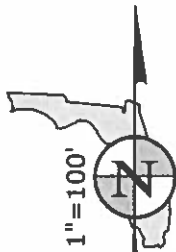
East Line of the SE. 1/4 of
the SW. 1/4 of Section 32,
Township 35 S., Range 18 E.

Centerline of
Construction of
State Road 610

UNIVERSITY PARKWAY(F)
Public Right of Way per Official Records Book 974, Page 125

**POINT OF
COMMENCEMENT**

Southeast Corner of the Southwest 1/4 of Section
32, Township 35 South, Range 18 East, Florida
Department of Environmental Protection, Certified
Corner Record, Document #101931



SCALE: 1"=100'



MARTIN S. BRITT,

REGISTERED SURVEYOR & MAPPER, FLA. CERT. NO. LS 5538
NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
OR ELECTRONIC SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT A FIELD
SURVEY

MSB
SURVEYING, INC.
Surveying & Mapping



Digitally signed by Martin S Britt
Date: 2026.06.05 10:33:07
-04'00'

CERTIFICATE OF AUTHORIZATION NO. L.B. 7044
536 Interstate Court
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935

Certified To:
Manatee County

Dedication of Right-of-Way

PARCEL NO.	N/A	DRAWN	RLB	DATE	03/05/26	SCALE 1"=100'
PARCEL = 2,567	Square Feet ±	CHECKED	MSB	DATE	03/05/26	JOB NO. 210829A

THIS INSTRUMENT PREPARED BY:

Shvonne Davis, Real Property Specialist
On behalf of Peter Morrow, Property Acquisition Division Manager
Manatee County Property Management Department
9000 Town Center Parkway
Lakewood Ranch, Florida 34202



PROJECT NAME: Big Dans Carwash- ROW Dedication
PID NO: 2039400059

SPACE ABOVE THIS LINE FOR RECORDING DATA

PARTIAL RELEASE

WHEREAS, REGIONS BANK, an Alabama state banking corporation, whose mailing address is 1900 Fifth Avenue North, Birmingham, Alabama 35203, as ("Encumbrancer"), is the holder of certain rights and interest in the real property more particularly described in **Exhibit "A"** attached hereto and incorporated herein by this reference ("Property"), as well as other real property by virtue of a Mortgage ("Instrument"), dated the 19th day of July, 2024, and recorded in Official Records under Instrument Number 202441076219; Assignment of Leases, Rents and Contract Rights recorded in Official Records under Instrument Number 202441076220; UCC Financing Statement recorded in Official Records under Instrument Number 202441076222, all of the Public Records of Manatee County, Florida; and

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, in connection with the acquisition of the Property for a valid county and public purpose has requested the Encumbrancer to release the Property from the operation and effect of all Instruments.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration to the Encumbrancer in hand paid, the receipt of which is hereby acknowledged, the Encumbrancer does hereby release from the operation and effect of all Instruments and disclaim all right, title and interest in the Property previously described in **Exhibit "A"**.

Provided this Partial Release shall not impair the effect of all Instruments on the remaining part of the premises referenced therein, not hereby released therefrom, or any of the rights or remedies of the Encumbrancer, or any subsequent holder or holders thereof.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

ACCEPTED IN OPEN SESSION 9/22/2024
BOARD OF COUNTY COMMISSIONERS, MANATEE COUNTY

IN WITNESS WHEREOF, the Encumbrancer has caused this Partial Release to be duly executed this the 1st day of July, 2026.

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

Keal McCarey
First Witness

Keal McCarey
First Witness Printed Name

Address: 414 The Place
Court #A14 Tampa, FL 33606

Tonya Reavis
Second Witness

Tonya Reavis
Second Witness Printed Name

Address: 100 N TAMPAST
TAMPA FL 33602

Encumbrancer:

REGIONS BANK, an Alabama state banking corporation

By: Ryan M. Myrick

Ryan M. Myrick
Printed Name

Title: Senior Vice President

STATE OF Florida
COUNTY OF Hillsborough

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

☐ physical presence or

☐ online notarization

this 1st day of July, 2026, by Ryan Myrick, as
SVP of Regions Bank, an Alabama state banking corporation, on behalf of the 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]

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

My Commission Expires: 3/22/29



DESCRIPTION & SKETCH

Section 32, Township 35 South, Range 18 East

8490 Shade Avenue, Sarasota, Florida, 34243

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Commence at the Southeast corner of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, as shown on Florida Department of Environmental Protection Certified Corner Record Document #101931; thence N.00°21'21"E. along the East line of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, a distance of 367.34 feet to the Point of Beginning; thence N.89°38'48"W. a distance of 17.00 feet; thence N.00°21'21"E. a distance of 151.00 feet; thence S.89°38'39"E. a distance of 17.00 feet to a point on said East line of the Southeast 1/4 of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East; thence S.00°21'21"W. along said East line, a distance of 151.00 feet to the Point of Beginning.

Parcel Contains 2,567 Square Feet±

Notes:

1. This Map represents a Description & Sketch for the purpose of creating a Dedication of Right-of-Way.
2. Horizontal datum is based on the North American Datum (NAD) of 1983 (2011 adjustment), Florida State Plane, West Zone, and was derived from real-time kinematic GPS observations utilizing the Florida Permanent Reference Network (FPRN) producing a bearing of N.00°21'21"E. along the East Boundary line of lands described in Official Records Book 2115, Page 5437.
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4. Subject to easements and rights of way of record, if any.
5. This map has been prepared without the benefit of a Commitment for Title Insurance or a Title Policy.

S. Boundary Line of
Lands Described in
Official Records
Book 850, Page 955

S.89°38'39"E.
17.00'

PARCEL NO. 1

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Instrument
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Owner:
Collier Conway Road
Sarasota LLC
Parcel ID# 2039400059

N.89°38'48"W.
17.00'

Lands
Described in
Official Records
Instrument
#202341049365
Owner: BW BD
University
Shade Wash
Venture LLC
Parcel ID#
2039410002

N.00°21'21"E.
151.00'

Right of Way Line

Official Records
Book 1314 Page 2820

1' Strip of Land
Deeded to
Manatee County,
ORB 1626/3527
N:1111369.41
E:486785.55
2,567 Square
Feet ±
0.0589 Acres±
S.00°21'21"W.
151.00'

POINT OF BEGINNING
N:1111218.41
E:486784.62

Lands Described in
Official Records
Instrument
#202141081611
Owner:
HP III Sarasota II LLC

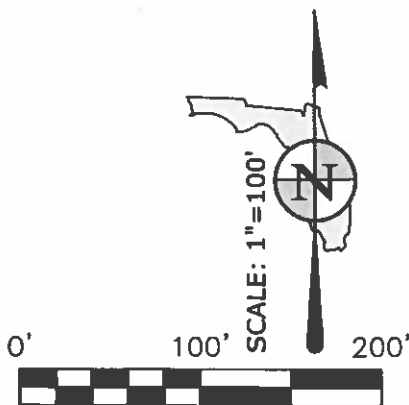
North Right
of Way

East Line of the SE. 1/4 of
the SW. 1/4 of Section 32,
Township 35 S., Range 18 E.
Centerline of
Construction of
State Road 610

UNIVERSITY PARKWAY(F)
Public Right of Way per Official Records Book 974, Page 125

POINT OF COMMENCEMENT

Southeast Corner of the Southwest 1/4 of Section 32, Township 35 South, Range 18 East, Florida Department of Environmental Protection, Certified Corner Record, Document #101931



Digitally signed by Martin S Britt
Date: 2026.06.05 10:33:07
-04'00'

NOT A FIELD
SURVEY

MSB
SURVEYING, INC.
Surveying & Mapping



CERTIFICATE OF AUTHORIZATION NO. L.B. 7044
536 Interstate Court
SARASOTA, FLORIDA 34240
PHONE NO.: (941) 341-9935

Certified To:
Manatee County

Dedication of Right-of-Way

PARCEL NO.	N/A	DRAWN	RLB	DATE	03/05/26	SCALE 1"=100'
PARCEL = 2,567	Square Feet ±	CHECKED	MSB	DATE	03/05/26	JOB NO. 210829A

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: dhernandez
Cashiered By: jdocena

Receipt#: 900879088

Payee Name: COLLIER CONWAY RD SARASOTA

Receipt Date: 09/22/2026

Instrument(s): 202641109895-DEED, 202641109896-RELEASE

Receipt Total:	\$54.70
Amount Tendered:	\$54.70
Overage:	\$0.00
Service Fee	\$0.00
Total PAID	\$54.70

Check	\$52.50	CHECK #	1311
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Amount Paid	\$54.70
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Check	\$2.20	CHECK #	1315
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Amount Paid	\$54.70
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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: 202641109895 DEED		
001000000341100	RECORDING FEE \$5/\$4	\$13.00
199000000341150	PRMTF \$1/\$.50	\$2.00
001000000208911	PRMTF FACC \$.10	\$0.30
199000000341160	PRMTF CLERK \$1.90	\$5.70
001000000208912	PRMTF BCC \$2	\$6.00
001000000208901	DEED DOC STAMPS \$.70	\$0.70
Instrument Total:		\$27.70

Instrument: 202641109896 RELEASE		
001000000341100	RECORDING FEE \$5/\$4	\$13.00
199000000341150	PRMTF \$1/\$.50	\$2.00
001000000208911	PRMTF FACC \$.10	\$0.30
199000000341160	PRMTF CLERK \$1.90	\$5.70
001000000208912	PRMTF BCC \$2	\$6.00
Instrument Total:		\$27.00



Approved in Open Session 9/22/26
Manatee County
Board of County Commissioners

September 22, 2026 - Regular Meeting

Subject

Acceptance and Recording of a Warranty Deed from Collier Conway RD Sarasota LLC, for the Shade Avenue Right-of-Way Improvements, for property located at 2347 University Parkway, Sarasota, Florida 34243- Peter Morrow, Property Acquisition Division Manager – District 4.

Category

CONSENT AGENDA

Briefings

None

Contact and/or Presenter Information

Peter Morrow, Property Acquisition Division Manager, Property Management Department, Extension 6913

Shvonne Davis, Real Property Specialist, Property Acquisition Division, Property Management Department, Extension 3670

Action Requested

- Accept and Record Warranty Deed from Collier Conway RD Sarasota LLC for the Shade Avenue Right-of-Way improvements; and
- Record Partial Release from Regions Bank for the Shade Avenue Right-of-Way improvements

Enabling/Regulating Authority

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

Applicable Advisory Board

N/A

Background Discussion

- This is a dedication of a Right-of-Way for the Shade Avenue Right-of-Way improvements.
- Collier Conway RD Sarasota LLC, a Florida limited liability company, owns the property located at 2347 University Parkway, Sarasota, Florida 34243.
- This is the dedication of Right-of-Way for a portion of frontage just North of University Parkway that's associated with Big Dans Carwash which will be necessary for the Shade Avenue improvements, a Manatee County thoroughfare. A 17' Right-of-Way setback was reserved in the apartment developer to the North (Collier Conway RD Sarasota LLC -

PLN2309-0142) project's approval and they have agreed to deed it. They have decided not to request compensation for this portion in order to speed up the process. Therefore, no appraisal will be needed.

- Impact fee credits are not being requested as a requirement of this dedication.
- Regions Bank, is the holder of certain rights and interest in the real property by a Mortgage ("Instrument"), dated the 19th day of July, 2024, and recorded in Official Records under Instrument Number 202441076219; Assignment of Leases, Rents and Contract Rights recorded in Official Records under Instrument Number 202441076220; UCC Financing Statement recorded in Official Records under Instrument Number 202441076222, all of the Public Records of Manatee County, Florida. Regions Bank, Encumbrancer does hereby release from the operation and effect of all Instruments and disclaim all rights, title and interest in the Property.
- The Right-of-Way dedication consists of approximately 2,567 square feet, located along Shade Avenue, just North of University Parkway.
- Ken LaBarr, Infrastructure Inspections Right of Way Manager, has provided the final approval to accept the Right-of-Way that is the subject of this agenda.

Attorney Review

Not Reviewed (No apparent legal issues)

Instructions to Board Records

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

- Shvonne Davis at shvonne.davis@mymanatee.org
- utilities_records@mymanatee.org
- Matt Merucci at matt.merucci@mymanatee.org
- Jeremy Cox at jeremy.cox@mymanatee.org
- Lauren Kramer at lauren.kramer@mymanatee.org
- Ken LaBarr at kenneth.labarr@mymanatee.org

Distributed 9/23/26, RT

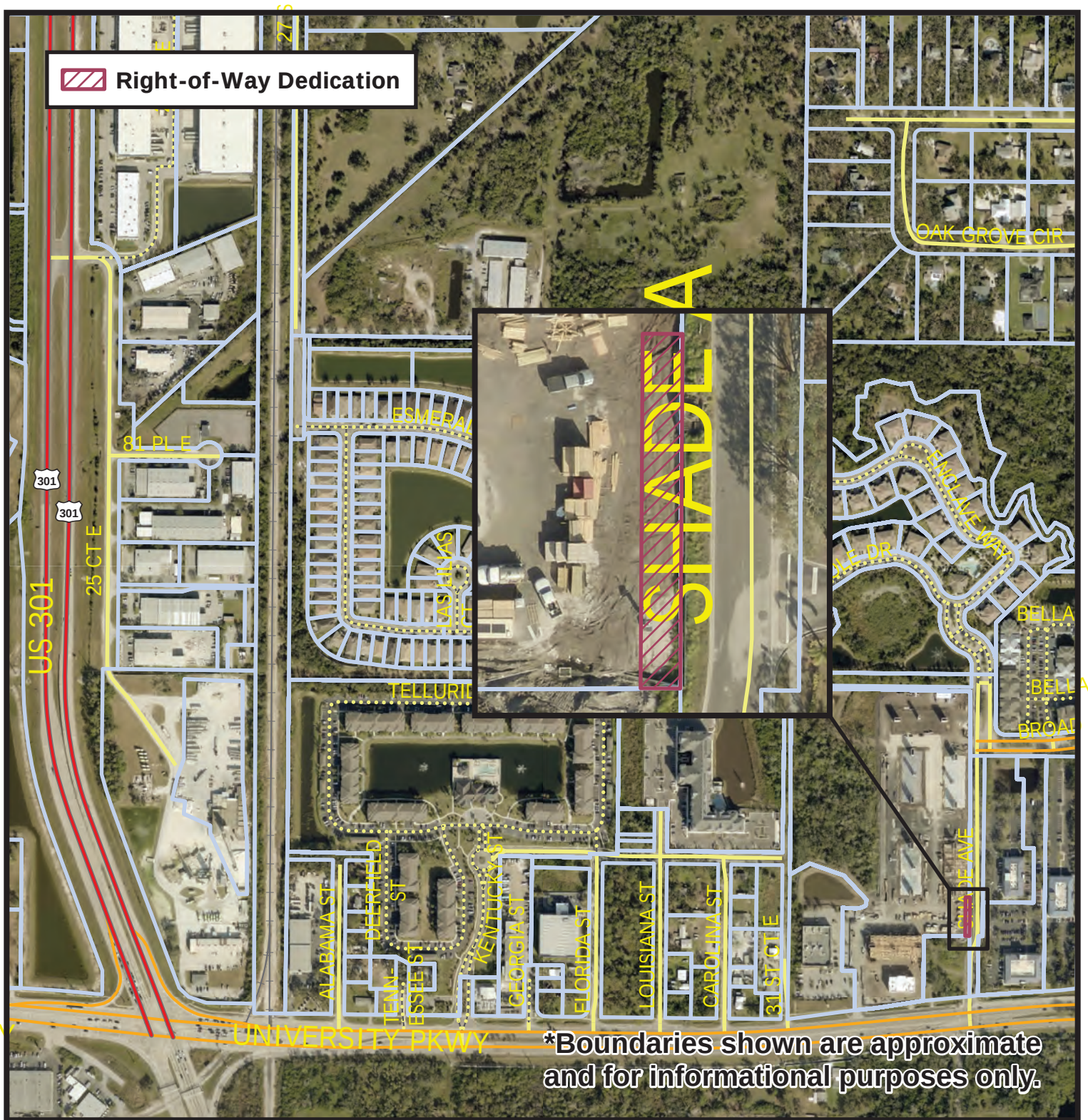
Please charge the minimum \$0.70 documentary stamps on the recording of the Warranty Deed.

Cost and Funds Source Account Number and Name

\$54.70 Recording Fees to be paid by Grantor (\$27.70 Warranty Deed and \$27.00 Partial Release)

Amount and Frequency of Recurring Costs

N/A



RIGHT-OF-WAY DEDICATION

COLLIER CONWAY RD SARASOTA LLC
2347 UNIVERSITY PARKWAY
SARASOTA, FLORIDA 34243
PID 2039400059



DISTRICT 4 - MIKE RAHN