



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-450, **Version:** 1

Interoffice Memorandum

DATE: March 4, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Warranty Deed by Pulte Home Company, LLC and Orange County, and authorization to record instrument for Estates at Nona Sound (PB 114, Pg 126) Tract H. District 4. **(Real Estate Management Division)**

PROJECT: Estates at Nona Sound (PB 114, Pg 126) Tract H

PURPOSE: To provide for access, construction, operation, and maintenance of roadway improvements in connection with development.

ITEM:

Warranty Deed

Cost: Donation

Size: 9,271 square feet

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 25 2025

**THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:**

Sara Solomon, a staff employee
in the course of duty with the
Real Estate Management Division of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

Property Appraiser's Parcel Identification Number:
33-24-31-2700-00-008

Project: Estates at Nona Sound (Plat Book 114, Page 126) Tract H

THIS IS A DONATION

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by Pulte Home Company, LLC, a Michigan limited liability company, whose address is 3350 Peachtree Road Northeast, Suite 1500, Atlanta, Georgia 30326, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

Tract H, Estates at Nona Sound, according to the plat thereof as recorded in Plat Book 114, Page 126, Public Records of Orange County, Florida.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land 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 subsequent to December 31, 2024.

Project: Estates at Nona Sound (Plat Book 114, Page 126) Tract H

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1



Signature

BERNARD SULLIVAN

Print Name

Mailing Address: 4901 VINELAND RD

City: ORLANDO State: FL

Zip Code: 32811

Pulte Home Company, LLC
a Michigan limited liability company

By: 
Signature

SEAN BAILEY

Print Name

DIRECTOR LAND DEVELOPMENT

Title

WITNESS #2



Signature

Andrea McGarry

Print Name

Mailing Address: 4901 Vineland Rd

City: Orlando State: FL

Zip Code: 32811

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 14th day of February, 2025, by Sean Bailey, as Director of Land Development of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of the company. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)


Notary Signature

Print Notary Name

Notary Public of: Florida

My Commission Expires: 6-8-2026

