



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: December 12, 2019

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PBS*
Real Estate Management Division

FROM: Jeffrey Sponenburg, Title Program Manager *JS*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of County Deed from Orange County to Independent Insurance Agents of Central Florida, Inc. and authorization to record instrument

PROJECT: 845 N. Fern Creek Avenue, Orlando, Florida 32803
District 5

PURPOSE: To remove any cloud of County interest in private lands.

ITEM: County Deed
Revenue: None
Size: Approximately 1,000 square feet

APPROVALS: Real Estate Management Division

REMARKS:

Independent Insurance Agents of Central Florida, Inc. (IIACF) owns a parcel of real property at 845 North Fern Creek Avenue (Property) in incorporated City of Orlando.

First American Title Insurance Company (FATIC) has determined that there is a cloud on IIACF's title to the Property stemming from errors and/or ambiguities in the legal description of the Property going back to instruments recorded as early as 1925, including a Final Decree in favor of County dated April 3, 1946 and a County Deed from County recorded December 26, 1946, which Final Decree and County Deed convey all or a part of the Property.

At the request of IIACF, this County Deed, which pertains only to the eastern 20 feet of the Property, is being given to assist IIACF in obtaining clear title to the Property. The Real Estate Management Division (REM) has reviewed REM's records, as well as title work provided by FATIC, and has determined that County does not have or claim any real property interest in the Property.

IIACF to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 14 2020

After recording return to:
Orange County, Florida
Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32802-1393

Project: 845 N. Fern Creek Avenue, Orlando, Florida 32803

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and Independent Insurance Agents of Central Florida, Inc., a Florida not for profit corporation, whose address is 845 N. Fern Creek Avenue, Orlando, Florida 32803, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has, if any, in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

The East 20 feet of the following described land:

Begin at a point 125 feet South and 25 feet East of the Northwest corner of the Southwest Quarter of the Southwest Quarter of Section 19, Township 22 South, Range 30 East, thence run South 00°00'00" East 49.95 feet, thence run North 89°49'57" East 144.60 feet, thence run North 00°27'56" East 49.26 feet, thence run North 89°53'37" West 145.00 feet to the point of beginning.

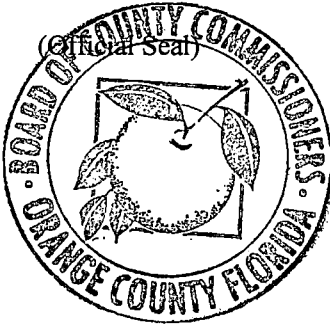
Property Appraiser's Parcel Identification Number:

a portion of 19-22-30-0000-00-012

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: 845 N. Fern Creek Avenue, Orlando, Florida 32803

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

DATE: 1/14/2020

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Katie Smith*
Deputy Clerk
Katie Smith

Printed Name

This instrument prepared by:
Jeffrey Sponenburg, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida