



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: February 18, 2019

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

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

FROM: Kim Heim, Senior Title Examiner *KH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Special Warranty Deed from Lennar Homes, LLC to Orange County and authorization to record instrument

PROJECT: Storey Park Parcel L (Lift Station)
Permit #17-U-012 OCU File #90366

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEM: Special Warranty Deed
Cost: Donation
Size: 2,173 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by [clicking here](#).

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

THIS IS A DONATION

Project: Storey Park Parcel L (Lift Station)
Permit #17-U-012 OCU File #90366

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made and executed the 22 day of JANUARY, A.D. 20 19, by Lennar Homes, LLC, a Florida limited liability company, whose address is 6750 Forum Drive, Suite 310, Orlando, Florida, 32821, 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:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

03-24-31-8978-12-001

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 GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said GRANTOR, and that said land is free of all encumbrances, except matters of record acceptable to GRANTEE

Project: Storey Park Parcel L (Lift Station)
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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered
in the presence of:

Lennar Homes, LLC,
a Florida limited liability company

[Signature]
Witness

BY: U.S. Home Corporation,
a Delaware corporation,
As member

MARK McDONALD
Printed Name

BY: [Signature]
Printed name Brock Nicholas
Vice President
Title

[Signature]
Witness

DAN LaROSA
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 22nd day of January, 2019, by Brock Nicholas, as Vice President, of U.S. Home Corporation, a Delaware corporation, as member, for Lennar Homes, LLC, a Florida limited liability company, on behalf of the limited liability company. He/~~She~~ is personally known to me or has produced _____ as identification.



Susan N. Kane
Notary Signature

SUSAN N. KANE
Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires:
June 9, 2022

EXHIBIT "A"

The land referred to herein below is situated in the County of Orange, State of Florida, and described as follows:

Tract LS-1 Lift Station of STOREY PARK – PARCEL L, according to the Plat thereof, as recorded in Plat Book 95, Page 73, of the Public Records of Orange County, Florida.