



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: April 22, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner *WJB For EPJ*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

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

ACTION REQUESTED: Approval and execution of County Deed from Orange County to TLJ Holdings LLC and authorization to perform all actions necessary and incidental to closing

PROJECT: Private Sale of Surplus Property
653 Harold Avenue, Winter Park, Florida 32789

District 5

PURPOSE: To dispose of property surplus to the needs of the County.

ITEM: County Deed
Revenue: \$7,562
Size: 679 square feet

REVENUE: Account No: 1002-072-2908-6410

APPROVALS: Real Estate Management Division
Administrative Services Department
County Attorney's Office
Public Works Department

REMARKS: On December 15, 2020, the Board declared this property surplus and authorized a private sale. In accordance with F.S. 125.35(2), notices of the intended action to sell the property were sent to the adjacent property owners and only one bid was received for the minimum asking price. The Real Estate Management Division and the Public Works Department have determined the bid to be acceptable.

Grantee to pay purchase price and all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 11 2021

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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 TLJ Holdings LLC, a Florida limited liability company, whose address is 1301 West Fairbanks Ave., Winter Park, Florida 32789, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$7,562.00 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 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:

Property Appraiser's Parcel Identification Number: 12-22-29-5000-03-081

The South 5 feet of Lot 8, Block C, LAWNSDALE ANNEX, according to the plat thereof as recorded in Plat Book J, Page 50, of the Public Records of Orange County, Florida

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.

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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: 11 May 2021

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

BY: *Noelia Perez*
Deputy Clerk
Noelia Perez
Printed Name

This instrument prepared by:

E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida