



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

DATE: August 4, 2023

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

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

FROM: Mary Tiffault, Senior Title Examiner
Real Estate Management Division *MT/MTC*

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval of Warranty Deed to transfer fee simple ownership by AG-RW Windermere Phase I, LLC and Orange County, and authorization for the Manager of the Real Estate Management Division to record instrument.

PROJECT: Lake Reams Neighborhood PD-Sharp Prop. PSP-DP –
Tract E-Pond SH-3

District 1

PURPOSE: To accept fee simple title to a retention pond.

ITEM: Warranty Deed
Cost: Donation
Size: 2.041 acres

APPROVALS: Real Estate Management Division
Risk Management Division
Public Works Department - Stormwater Management Division
Public Works Department – Development Engineering Division

REMARKS: Jen Florida II, LLC (“Jen”) granted the County two Drainage Easements in connection with Reams Road (Sharp PD), approved by the Board on July 20, 2010 (“Easements”). After granting the Easements to the County, Jen transferred the property subject to the Easements to AG-RW Windermere Phase I, LLC (“AG-RW”). AG-RW has requested to convey the property in fee simple to Orange County.

AG-RW to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 22 2023

THIS IS A DONATION
Project: Lake Reams Neighborhood PD-Sharp Prop. PSP-DP – Tract E-Pond SH-3

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by **AG-RW WINDERMERE PHASE I, LLC**, a Delaware limited liability company, whose mailing address is c/o Angelo, Gordon & Co., L.P., 245 Park Avenue, 26th Floor, New York, NY 10167 ("**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 consideration, 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 SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

36-23-27-0000-00-022

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

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

AND the GRANTOR hereby covenants with 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, 2022.

THE GRANTOR IS A DISSOLVED ENTITY AND IS NO LONGER IN BUSINESS. THE SIGNATORY BELOW, THE APPROPRIATE PARTY PER STATE OF DELAWARE RECORDS, IS EXECUTING THIS WARRANTY DEED IN ORDER TO WRAP UP FINAL BUSINESS OF THE GRANTOR.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

Project: Lake Reams Neighborhood PD-Sharp Prop. PSP-DP – Tract E-Pond

[SIGNATURE PAGE TO WARRANTY DEED]

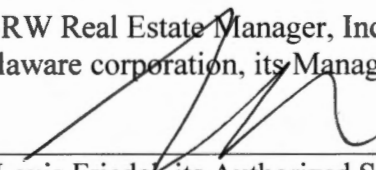
IN WITNESS WHEREOF, the GRANTOR has caused this presents to be executed in its name.


WITNESSES:

GRANTOR:

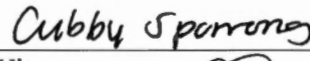
AG-RW WINDERMERE PHASE I, LLC,
a Delaware limited liability company

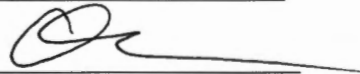
By: AG-RW Real Estate Manager, Inc.,
a Delaware corporation, its Manager

By: 
Louis Friedel, its Authorized Signatory,



Witness
Print Name: Ben Rich



Witness
Print Name: 

CALIFORNIA NOTARY ACKNOWLEDGEMENT ON THE NEXT PAGE

CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

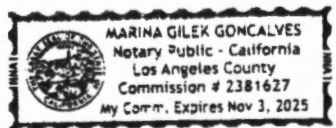
State of California

County of Los Angeles }

On July 25, 2023 before me, Marina Gilex Goncalves, a Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Louis Friedel
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Place Notary Seal and/or Stamp Above

Signature Marina Gilex
Signature of Notary Public

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

Signer's Name: _____

- Corporate Officer – Title(s): _____
- Partner – Limited General
- Individual Attorney in Fact
- Trustee Guardian or Conservator
- Other: _____

Signer is Representing: _____

EXHIBIT "A"

Legal Description

RETENTION POND

A parcel of land lying in the East 1/2 of Section 36, Township 23 South, Range 27 East, Orange County, Florida. Being more particularly described as follows:

COMMENCE at the Southeast corner of the Southeast 1/4 of aforesaid Section 36; thence run North 00 degrees 01 minutes 13 seconds East along the East line of said Southeast 1/4 for a distance of 1741.10 feet; thence departing said East line run North 90 degrees 00 minutes 00 seconds West for a distance of 29.25 feet to a point on the Westerly right-of-way line of Reams Road per Plat Book 3, Page 85, of the Public Records of aforesaid Orange County, Florida, and the POINT OF BEGINNING, also being a point of curvature of a curve concave Southwesterly and having a radius of 905.00 feet, a chord bearing of North 30 degrees 20 minutes 42 seconds West and a chord distance of 194.08 feet; thence run Northwesterly along said curve through a central angle of 12 degrees 18 minutes 39 seconds for an arc distance of 194.45 feet to a point of tangency; thence run North 36 degrees 30 minutes 01 seconds West for a distance of 306.49 feet to a point of curvature of a curve concave Easterly and having a radius of 34.00 feet, a chord bearing of North 08 degrees 29 minutes 59 seconds East and a chord distance of 48.08 feet; thence run Northerly along said curve through a central angle of 90 degrees 00 minutes 00 seconds for an arc distance of 53.41 feet to a point of tangency; thence run North 53 degrees 29 minutes 59 seconds East for a distance of 124.65 feet to a point of curvature of a curve concave Southerly and having a radius of 175.00 feet, a chord bearing of North 71 degrees 43 minutes 49 seconds East and a chord distance of 109.50 feet; thence run Northeasterly along said curve through a central angle of 36 degrees 27 minutes 42 seconds for an arc distance of 111.37 feet to a point of tangency; thence run North 89 degrees 57 minutes 40 seconds East for a distance of 68.69 feet to a point on aforesaid Westerly right-of-way line of Reams Road; thence run South 00 degrees 02 minutes 20 seconds East along said Westerly right-of-way line for a distance of 569.94 feet to aforesaid POINT OF BEGINNING.