



**Interoffice Memorandum**

**REAL ESTATE MANAGEMENT ITEM 1**

**DATE:** May 5, 2023

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

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

**FROM:** Nicole Steen, Program Coordinator  
Real Estate Management Division *NS/MTC*

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

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

**ACTION REQUESTED:** Approval and execution of County Deed by Orange County and Griffith's, Your Home Solution, Inc., and authorization to perform all actions necessary and incidental to closing.

**PROJECT:** Private Sale of Surplus Property  
321 E. 15<sup>th</sup> Street, Apopka, Florida 32703  
  
District 2

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

**Interoffice Memorandum**  
**Real Estate Management Division**  
**Agenda Item 1**  
**May 5, 2023**  
**Page 2 of 2**

**ITEMS:** County Deed  
Revenue: \$12,000  
Size: 6,142 square feet

**REVENUE:** Account No: 0001-043-0201-6410

**APPROVALS:** Real Estate Management Division  
Administrative Services Department

**REMARKS:** On May 24, 2022, the Board declared this property surplus and authorized a private sale (Resolution 2022-M-26). 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 set forth in the Resolution. The Real Estate Management Division has determined the bid to be acceptable.

Grantee to pay purchase price, recording fees and documentary stamp tax.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 23 2023

Project: Private Sale of Surplus Property  
321 E. 15<sup>th</sup> Street

### 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 Griffith's, Your Home Solution, Inc., a Florida corporation, whose address is 3636 Wilde Avenue, Winter Park, Florida 32792, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$12,000.00 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:

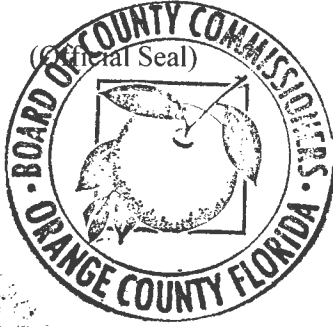
**Property Appraiser's Parcel Identification Number: 15-21-28-0000-00-140**

**E 75 FT OF W 330 FT OF N 81.3 FT OF S 91.3 FT OF THE PARCEL BEG 396 FT SOUTH OF THE NW COR OF NE1/4 OF SW1/4, TH RUN EAST 440 FT, THE SOUTH 324.5 FT, THE WEST 440 FT, TH NORTH 324.5 FT TO POB SEC 15-21-28**

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: Private Sale of Surplus Property  
321 E. 15<sup>th</sup> Street

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: 23 May 2023

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

BY: *Jennifer Lara-Klimetz*  
Deputy Clerk  
Jennifer Lara-Klimetz  
Printed Name

**This instrument prepared by:**

N. Steen, 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