





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: May 31, 2019

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Warranty Deed from Prabhudyal Ramrattan, Nilesh Ramrattan and Hemma Ramrattan Lomax to Orange County and authorization to record instrument

PROJECT: Pine Street (Ocoee, Fl)

District 2

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

ITEM: Warranty Deed
Cost: None/Donation
Size: 5,956 square feet

APPROVALS: Real Estate Management Division
Risk Management Division
Roads and Drainage Division

REMARKS: Grantors to pay all recording fees and prorated taxes.

JUN 18 2019

THIS IS A DONATION

Instrument: 101.1

Project: Pine Street (Ocoee, FL)

WARRANTY DEED

THIS WARRANTY DEED, Made the 16 day of MARCH, A.D. 2019, by Prabhudyal Ramrattan, a MARRIED, person, Nilesh Ramrattan, a SINGLE, person, and Hemma Ramrattan Lomax, a MARRIED, person, hereinafter called the GRANTORS, to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, do hereby 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

07-22-28-0000-00-014

THIS IS NOT NOW, nor has it ever been, nor is it contiguous to, the homestead property of the Grantors herein.

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 GRANTORS do hereby covenant with said GRANTEE that the GRANTORS are lawfully seized of said land in fee simple; that the GRANTORS have good right and lawful authority to sell and convey said land; that the GRANTORS do hereby fully warrant 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, 2018.

Instrument: 101.1
Project: Pine Street (Ococe, FL)

IN WITNESS WHEREOF, the said GRANTORS have hereunto set their hands the date first above written.

Signed, sealed and delivered
in the presence of:

Nakesh Premchand
Witness

NAKESH PREMCHAND
Printed Name

Pammy Prabhala
Witness

PAMMY PRAHALAD
Printed Name

Prabhudyal Ramrattan
Prabhudyal Ramrattan

810 PINE ST
Post Office Address

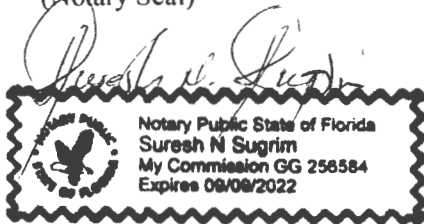
OCCOCE FL 34761

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16 day of MARCH,
2019, by Prabhudyal Ramrattan, who is personally known to me or who has produced
[REDACTED] as identification.

(Notary Seal)



Suresh N. Sugrim
Notary Signature

SURESH N. SUGRIM
Printed Notary Name

Notary Public in and for
the County and State aforesaid,
My commission expires: 9/9/2022

Instrument: 101.1
Project: Pine Street (Ocoee, FL)

Signed, sealed and delivered
in the presence of:

Naresh Premchand

Witness

NARESH PREMCHAND

Printed Name

Pammy Prabalad

Witness

PAMMY PRABALAD

Printed Name

Nilesh Ramrattan

Nilesh Ramrattan

810 PINE ST

Post Office Address

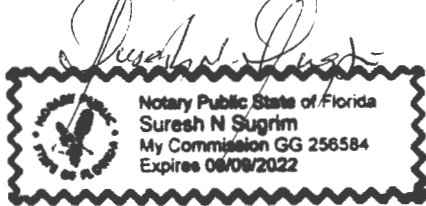
O COEE FL 34761

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of MARCH,
2019 by Nilesh Ramrattan, who is personally known to me or who has produced
[redacted] as identification.

(Notary Seal)



Suresh N. Sugrim

Notary Signature

SURESH N. SUGRIM

Printed Notary Name

Notary Public in and for

the County and State aforesaid

My commission expires: 9/9/2022

Instrument: 101.1
Project: Pine Street (Ocoee, FL)

Signed, sealed and delivered
in the presence of:

Naresk Premchand
Witness

NARESH PREMCHAND
Printed Name

Hemma R Lomax
Hemma Ramrattan Lomax

Pammy Prahalad
Witness

Pammy Prahalad
Printed Name

810 PINE ST
Post Office Address

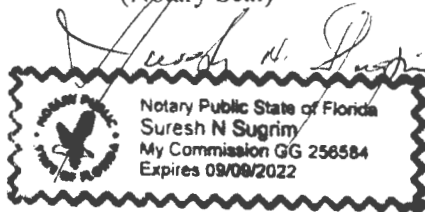
OCCOEE FL 34701

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 16th day of MARCH,
2019, by Hemma Ramrattan Lomax, who is personally known to me or who has produced
[REDACTED] as identification.

(Notary Seal)



Suresh N. Sugrim
Notary Signature

SURESH N. SUGRIM
Printed Notary Name
Notary Public in and for
the County and State aforesaid
My commission expires: 9/9/2022

This instrument prepared by:
Mary Tiffault, a staff employee
In the course of duty with
The Real Estate Management Division
Of Orange County, Florida

SKETCH OF DESCRIPTION

EXHIBIT "A"

DEDICATION OF RIGHT-OF-WAY
"THIS IS NOT A SURVEY"

DOCUMENT NUMBER :
20160084354

LEGAL DESCRIPTION

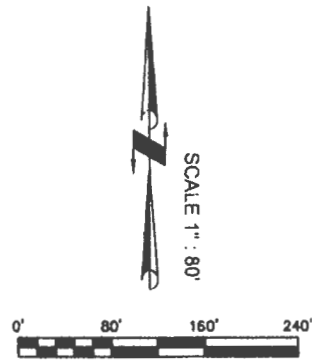
PARCEL 3

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 7, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N 88° 46' 36" E ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 7, A DISTANCE OF 1280.08 FEET FOR A POINT OF BEGINNING, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 7; THENCE CONTINUE N 88° 46' 36" E, ALONG THE SAID SOUTH LINE OF THE SOUTHWEST 1/4, A DISTANCE OF 50.02 FEET; THENCE RUN N 00° 23' 32" E, A DISTANCE OF 365.66 FEET; THENCE RUN S 88° 46' 36" W, A DISTANCE OF 5.00 FEET; THENCE RUN N 00° 26' 28" W, A DISTANCE OF 62.00 FEET; THENCE RUN S 88° 43' 48" W, A DISTANCE OF 20.00 FEET; THENCE S 03° 32' 01" E FOR A DISTANCE OF 310.54 FEET; THENCE S 00° 23' 18" W FOR A DISTANCE OF 72.59 FEET; THENCE RUN S 45° 01' 59" W, A DISTANCE OF 64.57 FEET TO THE POINT OF BEGINNING.
CONTAINING 0.14 ACRES OR 5956 SQUARE FEET MORE OR LESS.

DOCUMENT NUMBER :
20160007910

DOCUMENT NUMBER :
20140547697

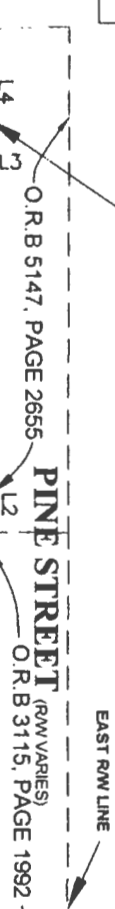
5956 SQ. FT.
0.14 ACRES



P.O.C
SW CORNER SECTION 7,
TOWNSHIP 22S, RANGE 27E

P.O.B
SE CORNER OF THE SW 1/4
OF THE SW 1/4 SECTION 7,
TOWNSHIP 22S, RANGE 27E

N 88°46'36" E 1280.08'
BASIS OF BEARING
SOUTH LINE OF THE SW 1/4 SECTION 7,
TOWNSHIP 22S, RANGE 27E



LINE	BEARING	DISTANCE
L1	N 88°46'36" E	50.02'
L2	N 00°23'32" E	365.66'
L3	S 88°46'36" W	5.00'
L4	N 00°26'28" W	62.00'
L5	S 88°43'48" W	20.00'
L6	S 03°32'01" E	310.54'
L7	S 00°23'18" W	72.59'
L8	S 45°01'59" W	64.57'

LEGEND

- P.O.B POINT OF BEGINNING
- P.O.C POINT OF COMMENCEMENT
- R/W RIGHT-OF-WAY
- O.R.B OFFICIAL RECORD BOOK

BASIS OF BEARING:
Bearing shown hereon are based on the South line of SW 1/4 of Section 7, Township 22 S, Range 27 E being assumed as N88°46'36"E.

SURVEY NO : VS 1859-2

DATE : 09/19/18

SURVEYORS NOTES :
"THIS IS NOT A SURVEY"

PAGE 1 OF 1

V & S SURVEYING INC

2412 ORSOTA CIRCLE, OCOEE, FL 34761
TEL : 407-342 1510
FAX : 407-656 8365
EMAIL : vssurveying@aol.com
LB 7772

Signature and raised seal

Certified by: **HARRY H. SOBHRAJ**
License Number LS 5342
Florida Professional Surveyor and Mapper
Date: 09/17/18

"Not valid without the signature and raised embossed Seal of a Florida Registered Professional Surveyor and Mapper."