



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: November 7, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Erica L. Guidroz, Acquisition Agent *EG*
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: APPROVAL OF QUIT-CLAIM DEED FROM MERITAGE HOMES OF FLORIDA, INC. F/K/A THE GREATER CONSTRUCTION CORP. TO ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Pump Station No. 3320 (Gingermill)

District 4

PURPOSE: To acquire existing pump station in fee simple to facilitate rehabilitation of the pump station.

ITEM: Quit-Claim Deed (Instrument 101.1)
Cost: Donation
Size: 621 square feet

BUDGET: Account No.: 4420-038-1559-47-6110

FUNDS: \$19.20 Payable to Orange County Comptroller
(all recording fees)

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APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Parcel 101 is required to rehabilitate existing Pump Station No. 3320
(Gingermill).

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: 11-3-2017

Amount: \$19.20

Project: Pump Station No. 3320 (Gingermill)

Parcels: 101

Charge to Account # 4420-038-1559-47-6110

Controlling Agency Approval _____ Date _____

Fiscal Approval _____ Date _____

TYPE TRANSACTION (Check appropriate block{s})
 Pre-Condensation Post-Condensation

N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested (all recording fees)

Orange County Comptroller
All Recording Fees \$19.20

Total \$19.20

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract
- Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller (\$19.20)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Erica Guidroz
Erica Guidroz, Acquisition Agent

11-3-17
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

11/7/17
Date

Certified Lakela Louis
Approved by BCC Deputy Clerk to the Board

NOV 28 2017
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:
Scheduled Closing Date: As soon as checks are available

Anticipated Closing Date: TBD

Please Contact Acquisition Agent @ 67036 if there are any questions.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 28 2017

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 11-3-2017

Amount: \$19.20

Project: Pump Station No. 3320 (Gingermill)

Parcels: 101

Charge to Account # 4420-038-1559-47-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})
 Pre-Condensation Post-Condensation

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- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- X Advance Payment Requested (all recording fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract
- X Copy of Executed Instrument
- Certificate of Value
- X Settlement Analysis

Orange County Comptroller
 All Recording Fees \$19.20

Total \$19.20

Payable to: Orange County Comptroller (\$19.20)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Erica Guidroz
Erica Guidroz, Acquisition Agent

11-3-17
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

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Certified _____
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Check No. / Date

REMARKS:
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Please Contact Acquisition Agent @ 67036 if there are any questions.

NOV 28 2017

RECORD AND RETURN TO:

Erica Guidroz
Acquisition Agent
Orange County Real Estate Management
400 East South Street, 5th Floor
Orlando, FL 32802
Parcel Id(s): 22-24-29-2982-00-006

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, made this 6 day of September, 2017, by MERITAGE HOMES OF FLORIDA, INC., a Florida corporation f/k/a The Greater Construction Corp., whose address is 5337 Millenia Lakes Blvd., Suite 410, Orlando, Florida 32839 (hereinafter referred to as "Grantor") to and in favor of ORANGE COUNTY, a charter county and political subdivision of the state of Florida (hereinafter referred to as "Grantee");

WITNESSETH:

THAT Grantor, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quit-claim unto Grantee and Grantee's successors and assigns forever, on an "AS-IS", "WHERE-IS", and "WITH ALL FAULTS" basis, without any representations, warranties, or covenants of any kind, express or implied, all of which are hereby expressly disclaimed, any right, title, interest, claim, and demand that Grantor has, if any, in and to the following described land, situate, lying, and being in the County of Orange, State of Florida, to wit:

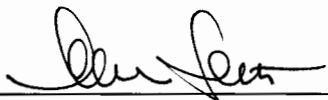
Tract "F", GINGER MILL PHASE 1, according to the plat thereof, as recorded in Plat Book 13, Pages 111 through 112, inclusive, of the Public Records or Orange County, Florida.

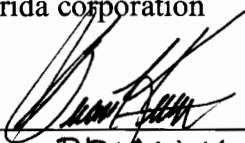
IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

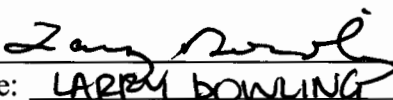
Signed, sealed and delivered
in the presence of:

GRANTOR:

MERITAGE HOMES OF FLORIDA, INC.,
a Florida corporation


Name: ADAM SCHOTT

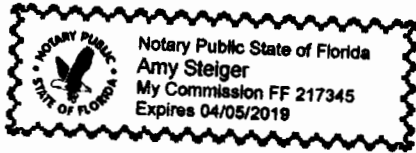
By: 
Name: BRIAN KITTLE
Title: DIVISION PRESIDENT



Name: LARRY BOWLING

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 6 day of September, 2017 by Brian Kittle, as Division President of MERITAGE HOMES OF FLORIDA, INC., a Florida corporation, on behalf of the corporation, () who is personally known to me OR () has produced _____ as identification.

(NOTARY SEAL)





Notary Public Signature

Amy Steiger

Typed or Printed Notary Name
My Commission Expires: 04/05/2019

Project: Pump Station No. 3320 (Gingermill)
Name: Meritage Homes of Florida, Inc., f/k/a The Greater Construction Corp.
Parcel: 101.1

 Pre-Condemnation
 X Not Under Threat

SETTLEMENT ANALYSIS

***This is a Donation**

Land:

Quit-Claim Deed: 621 S.F. (+/-)

\$-0-

EXPLANATION OF RECOMMENDED SETTLEMENT

The subject property is located along the northwest corner of Ginger Mill Blvd. and Paprika Drive. The property of 621 S.F. (+/-) is required in fee for rehabilitation of the existing pump station. The owner has agreed to this donation.

Recommended by Erica Guidroz Date 10-31-17
Erica Guidroz, Acquisition Agent, Real Estate Management Division

Recommended by Robert K Babcock Date 11/3/17
Bob Babcock, Acquisition Supervisor, Real Estate Management Division

Approved by Paul Sladek Date 11/7/17
Paul Sladek, Manager, Real Estate Management Division