



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 14

**DATE:** November 30, 2018

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

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

**FROM:** Kim Heim, Senior Title Examiner *KH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF WARRANTY DEED FROM JEN FLORIDA 25, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** Belle Vie LS-1 Tract Permit #16-U-084 OCU File #88247  
  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

**ITEM:** Warranty Deed  
Cost: Donation  
Size: 2,269 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department  
Risk Management Division

**REMARKS:** Grantor to pay all closing costs.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS IS A DONATION

Project: Belle Vie LS-1 Tract Permit #16-U-084 OCU File #88247

**WARRANTY DEED**

THIS WARRANTY DEED, Made and executed the 16th day of August, A.D. 2018, by JEN Florida 25, LLC, a Florida limited liability company, having its principal place of business in the city of Oviedo, county of Seminole, whose address is 1750 W. Broadway, Suite 111, Oviedo, Florida, 32765, 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 considerations, 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 EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**04-24-31-1213-12-001**

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 GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR 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, 2018.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered  
in the presence of:

*[Signature]*

Witness

*Kimberly Heim*

Printed Name

*[Signature]*

Witness

*DENISE MARLOW*

Printed Name

JEN Florida, 25, LLC,  
a Florida limited liability company

BY: Sun Terra Communities I, LLC,  
a Florida limited liability company,  
as Manager

*[Signature]*

BY:

*Richard A. Jermon*

Printed Name

*Co-Manager*

Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 16 day of AUGUST, 2018, by RICHARD JERMON, as CO-MANAGER, of Sun Terra Communities I, LLC, a Florida limited liability company, as manager of JEN Florida 25, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



CHRISTINE RACHELE KONTOGIANNIS  
MY COMMISSION # FF 904580  
EXPIRES: April 21, 2020  
Bonded Thru Budget Notary Services

*Christine Rachele Kontogiannis*  
Notary Signature

CHRISTINE KONTOGIANNIS  
Printed Notary Name

**This instrument prepared by:**  
Kimberly Heim, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Notary Public in and for  
the County and State aforesaid

My commission expires: 4/21/20

# EXHIBIT "A"

Legal Description

Lift Station – Belle Vie  
16-U-084 – OCU #88247

Tract LS-1, Belle Vie, according to the Plat thereof as recorded in Plat Book 93, Pages 2 through 7, Public Records of Orange County, Florida.