



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-732, **Version:** 1

Interoffice Memorandum

DATE: April 29, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Warranty Deed by CalAtlantic Group, LLC and Orange County, and authorization to record instrument for Oak Ridge Phase 2, Tract J. District 2. **(Real Estate Management Division)**

PROJECT: Oak Ridge Phase 2, Tract J

PURPOSE: To provide for dedication of right-of-way by separate instrument in accordance with the plat of Oak Ridge Phase 2.

ITEM:

Warranty Deed

Cost: Donation

Size: 0.539 acres

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division

Public Works Department

REMARKS: This Warranty Deed is a conveyance for the dedication of right-of-way by separate instrument in accordance with the recorded plat of Oak Ridge Phase 2 recorded January 8, 2016, in Plat Book 87, Page 133.

Owner to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 20 2025

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

Juanita Thomas, 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

Property Appraiser's Parcel Identification Number:
18-20-28-6100-10-000

Project: Oak Ridge Phase 2, Tract J

THIS IS A DONATION

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by CalAtlantic Group, LLC, a Delaware limited liability company, as successor-in-interest by conversion of CalAtlantic Group, Inc., a Delaware corporation, successor by merger to The Ryland Group, Inc., a Maryland corporation, whose address is 5505 Waterford District Drive, Miami, Florida 33126, 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

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 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 GRANTOR conveys title to the land subject to the matters enumerated in **EXHIBIT B** attached hereto ("Permitted Encumbrances"), and made part hereof by this reference and taxes accruing subsequent to December 31, 2024.

Project: Oak Ridge Phase 2, Tract J

EXHIBIT A
LEGAL DESCRIPTION

Tract J, Oak Ridge Phase 2, according to the plat thereof, recorded in Plat Book 87, Pages 133 through 135, of the Public Records of Orange County, Florida.

EXHIBIT B
PERMITTED ENCUMBRANCES


1. Matters as set forth on the Plat of Oak Ridge Phase 2 recorded in Plat Book 87, Pages 133 through 135.
2. School Concurrency Mitigation Agreement by and between The School Board of Orange County, Florida, the City of Apopka, Florida, and The Ryland Group, Inc. recorded November 19, 2014, in Official Records Book 10837, Page 1761.
3. Declaration of Covenants, Conditions and Restrictions for Oak Ridge of Apopka Phase 2 recorded January 29, 2016, in Official Records Document No. 20160049881, as amended by First Amendment recorded November 8, 2016, in Official Records Document No. 20160584477.
4. Ingress, Egress & Utility Easement in favor of Duke Energy Florida, LLC, recorded March 3, 2016, in Official Records Document No. 20160109974.
5. City of Apopka Sidewalk Agreement recorded June 9, 2016, in Official Records Document No. 20160298276.

Project: Oak Ridge Phase 2, Tract J

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

Signatures of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1


Signature
LINDA CHAMBERS

Print Name

Mailing Address: 6675 WESTWOOD BLVD

City: ORLANDO State: FL

Zip Code: 32821

CalAtlantic Group, LLC, a Delaware limited liability company, as successor-in-interest by conversion of CalAtlantic Group, Inc., a Delaware corporation, successor by merger to The Ryland Group, Inc., a Maryland corporation

By:


Signature

MARK McDONALD

Print Name

VICE PRESIDENT

Title

WITNESS #2


Signature
LARRY CHAMBERS

Print Name

Mailing Address: 6675 WESTWOOD BLVD.

City: ORLANDO State: FL

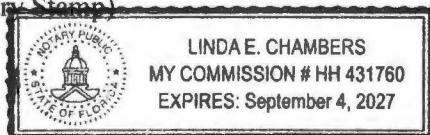
Zip Code: 32821

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 21 day of April, 2025, by Mark McDonald, as Vice President of CalAtlantic Group, LLC, a Delaware limited liability company, as successor-in-interest by conversion of CalAtlantic Group, Inc., a Delaware corporation, successor by merger to The Ryland Group, Inc., a Maryland corporation on behalf of the company. The individual is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)




Notary Signature

LINDA E. CHAMBERS
Print Notary Name

Notary Public of: FLORIDA

My Commission Expires: 9.4.27