



## Interoffice Memorandum

### REAL ESTATE MANAGEMENT ITEM 1

**DATE:** December 19, 2022

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

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

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

**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  
309 E. 15<sup>th</sup> Street, Apopka, Florida 32703  
  
District 2

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

**APPROVED**  
**BY ORANGE COUNTY BOARD**  
**OF COUNTY COMMISSIONERS**

**JAN 10 2023**

Project: Private Sale of Surplus Property  
309 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 \$20,000 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: 15-21-28-0000-00-156**

**E 75 FT OF W 255 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.

**Interoffice Memorandum**  
**Real Estate Management Division**  
**Agenda Item 1**  
**December 19, 2022**  
**Page 2 of 2**

**ITEMS:** County Deed  
Revenue: \$20,000  
Size: 6,142 square feet

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

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

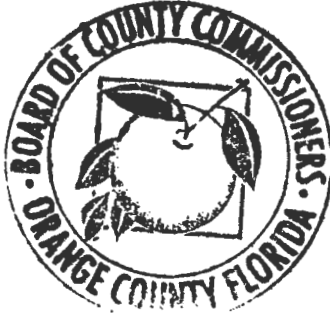
**REMARKS:** On May 24, 2022, the Board declared this property surplus and authorized a private sale. In accordance with F.S. 125.35 (2), notices of the intended action to sell the property were sent to the adjacent property owners and only one bid was received for the minimum asking price. The Real Estate Management Division has determined the bid to be acceptable.

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

Project: Private Sale of Surplus Property  
309 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.

(Official Seal)



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

BY: *Jerry L. Demings*  
for Jerry L. Demings  
Orange County Mayor

DATE: 10 January 2023

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

BY: *Gloria Hernandez*  
for Deputy Clerk  
Gloria Hernandez  
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