



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 15

DATE: December 28, 2022

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

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

FROM: Juanita Thomas, Senior Title Examiner *JT/WTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and acquisition of County Deed which provides 50 percent interest to the City of Orlando and 50 percent interest to Orange County.

PROJECT: Water Conserve II (Winderlakes Drive) (PN 17335)

District 1

PURPOSE: To correct the vesting interest of 3814 Winderlakes Drive, Orlando, Florida, 32835, Tax Parcel 11-23-28-9337-01-190 ("Property").

ITEM: County Deed
Cost: None
Size: 0.918 acres

BUDGET: Account No.: 4420-038-1445-0025-6110

FUNDS: \$18.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
County Attorney's Office
Utilities Department

REMARKS: In September 2015, a sinkhole opened on the Property. In July 2018, Orange County (County) and Conserv II agreed to purchase the Property as part of a settlement agreement with the then property owner. The City of Orlando (City) and the County entered into a reimbursement agreement, in which the City agreed to reimburse the County \$87,500 for a fifty percent undivided interest in the Property. The County purchased the Property, and a deed was recorded on November 11, 2018, as Document No. 20180660878 which gave 100 percent of the ownership to Orange County. While the City reimbursed the County; the County has not yet conveyed the City's 50 percent interest in the Property. To correct the error, Orange County is issuing a County Deed granting the City of Orlando the agreed upon 50 percent interest.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 10 2023

Project: Water Conserve II (3814 Winderlakes Dr) (PN 17335)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rule 12B-4.014(10), F.A.C.

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 City of Orlando, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim an undivided fifty percent (50%) interest, 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:

Lot 119, WINDERLAKES TWO, according to the plat thereof, as recorded in Plat Book 9, Pages 145 and 146 of the Public Records of Orange County, Florida.

Property Appraiser's Parcel Identification Number:

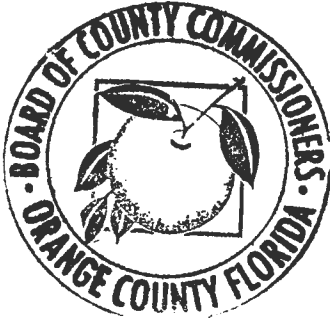
11-23-28-9337-01-190

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.

Project: Water Conserve II (3814 Winderlakes Dr) (PN 17335)

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*
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*
Deputy Clerk
Gloria Hernandez
Printed Name

This instrument prepared by:

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

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: November 15, 2022

Total Amount: \$18.50

Project: Water Conserve II (3814 Winderlakes Dr) (PN 17335)

Parcels:

Charge to Account # 4420-038-1445-0025-6110

12/6/22

Controlling Agency Approval Signature Date

Mark Ikeler, P.E., Chief Engineer

Printed Name:

12/6/22

Fiscal Approval Signature Date

WAYNE MCCOY

Printed Name

TYPE TRANSACTION (Check appropriate block{s})

Pre-Condemnation Post-Condemnation

X N/A District # 1

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

Name, Address, FEIN No.

Orange County Comptroller
PO Box 38
Orlando, FL 32802
Recording Fee: \$18.50

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract/ Agreement
- XX Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$18.50

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

Recommended by Juanita X. Thomas
Juanita Thomas, Sr. Title Examiner
Real Estate Management Division

12/6/2022

Date

Payment Approved Mindy T. Cummings, Manager, Real Estate Management Div.

Date

or
Payment Approved Dennis Esteves, Real Estate Management Division

12/9/2022

Date

Certified Gloria Hernandez
Approved by BCC Deputy Clerk to the Board

1/10/2023

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as check is available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 10 2023