





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

**DATE:** March 24, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager   
Real Estate Management Division

**FROM:** Steve Lorman, Property Specialist   
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7082

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF COUNTY DEED FROM  
ORANGE COUNTY TO GASCON PROPERTIES INC AND  
AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Sale of Surplus Property  
Delora Drive  
  
District 1

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

**ITEM:** County Deed  
Revenue: \$13,520  
Size: 1,608.72 square feet

**REVENUE:** Account No: 1002-072-2906-3816

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department

**REMARKS:**

On February 21, 2017, the Orange County Board of County Commissioners 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 and the Public Works Department have determined the bid to be appropriate and recommend it be accepted.

Grantee to pay purchase price and all recording fees.

**A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

APR 11 2017

Project: Delora Drive

### 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 Gascon Properties Inc, a Florida corporation, whose address is 7031 Grand National Drive, Suite 110, Orlando, Florida 32819, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$13,520.00 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:

#### SEE ATTACHED EXHIBIT "A"

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

**14-23-28-4350-00-391**

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: Delora Drive

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:

*Teresa Jacobs*  
Teresa Jacobs

*for* Orange County Mayor

DATE:

*4.11.17*

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

BY:

*Katie Smith*  
Deputy Clerk

**Katie Smith**

Printed Name

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

## Exhibit "A"

A parcel of land being a portion of Lot 39 of Lake Cane Estates, according to the plat thereof as recorded in Plat Book Y, Page 40, of the Public Records of Orange County, Florida, and being more particularly described as follows:

Commencing at the southwest corner of the aforesaid Lot 39; said southwest corner also being the existing northerly right-of-way line of Delora Drive; thence run South  $89^{\circ}37'03''$  East along said right-of-way line a distance of 0.78 feet to the Point of Beginning; said point also being the point of curvature of a non-tangent curve concave to the South and having a radius length of 44 feet; thence departing said northerly right-of-way line run along the arc of said curve from a chord bearing of South  $89^{\circ}37'03''$  East through a central angle of  $135^{\circ}25'46''$  a distance of 104.00 feet to the point of tangency thereof; said point also being the aforesaid northerly right-of-way line of Delora Drive; thence run North  $89^{\circ}37'03''$  West along said northerly right-of-way line and along the chord of said curve a distance of 81.43 feet to the Point of Beginning.

The above parcel of land lies in Orange County, Florida and contains 1,608.72 square feet, more or less.