





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

DATE: August 24, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM WINDERMERE SPRINGS LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Reams Road – Windermere Springs PD (R/W & APF Agm)
District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements as a requirement of a right-of-way conveyance and adequate public facilities agreement.

ITEM: Warranty Deed
Cost: \$2,272.50 (Impact Fee Credits)
Size: 4,400 square feet

APPROVALS: Real Estate Management Division
Risk Management Division
Transportation Planning Division

REMARKS: This conveyance is a requirement of the Right of Way Conveyance and Adequate Public Facilities Agreement Windermere Springs PD (Reams Road) approved by the Board of County Commissioners on May 22, 2018.

Grantor to pay all closing costs and prorated taxes.

SEP 11 2018

This instrument prepared by:

Jonathan P. Huels, Esquire
Lowndes Drosdick Doster Kantor & Reed, P.A.
215 North Eola Drive
Orlando, Florida 32801

Project: Windermere Springs LLC (Reams Road) 2018

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 20th day of July, A.D. 2018, by WINDERMERE SPRINGS LLC, a Florida limited liability company whose mailing address is 13651 Reams Road, Windermere, FL 34786 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

35-23-27-0000-00-003

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 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:

Donna M. Vreeland
Witness

BY: Robert A. Haines III

Donna M. Vreeland
Printed Name

Robert A. Haines III
Printed Name

KS
Witness

Manager
Title

Kathryn Smith
Printed Name

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY, that on this day of, before me personally appeared Robert A. Haines III, as manager of Windermere Springs LLC, a Florida limited liability company, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said limited liability company.

Witness my hand and official seal this 20th day of July, 2018.

(Notary Seal)

KS
Notary Signature
Kathryn Smith
Printed Notary Name



Notary Public in and for
the county and state aforesaid

My commission expires:

EXHIBIT "A"

Sheet 1 of 1

**Sketch and Description
for Additional Right of Way**

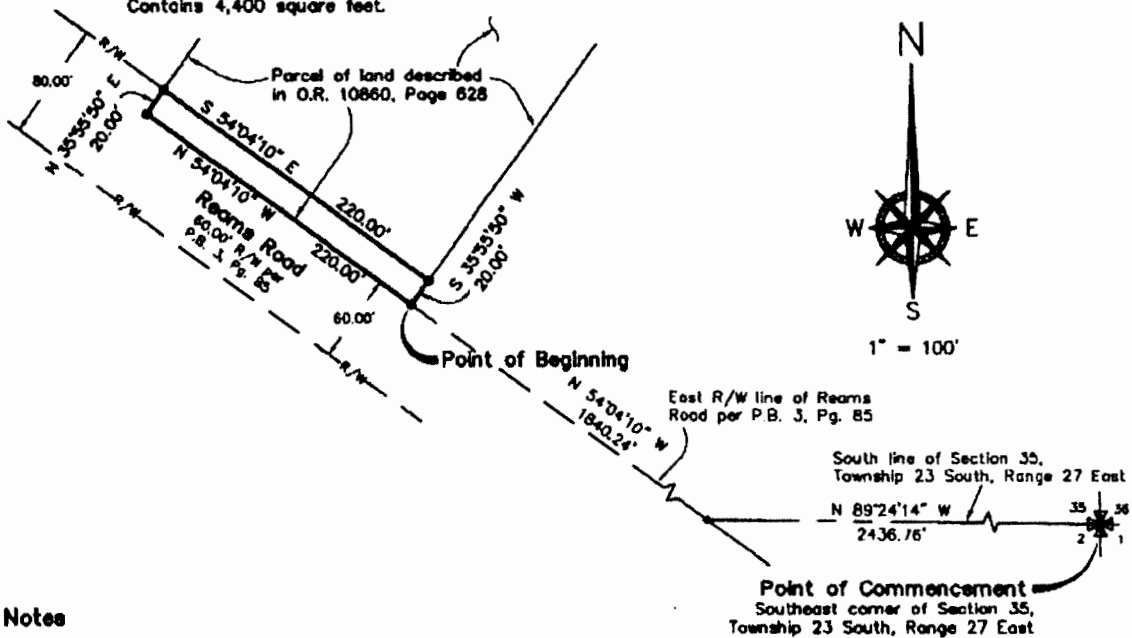
Property Description

A strip of land being 20.00 feet wide and being the Southwesterly 20.00 feet of the parcel of land described in that certain Warranty Deed recorded in Official Records Book 10860, Page 628, Public Records of Orange County, Florida.

More particularly described as follows:

Commence at the Southeast corner of Section 35, Township 23 South Range 27 East, thence North 89°24'14" West, along the South line of said Section 35, 2436.76 feet to the East right-of-way line of Reams Road, a 60.00 foot wide public right of way per Plat Book 3, Page 85 of the Public Records of Orange County, Florida; thence North 54°04'10" West, along said East right-of-way line, 1840.24 feet to the POINT OF BEGINNING; thence North 54°04'10" West, continuing along said East right-of-way line, 220.00 feet; thence North 35°55'50" East, 20.00 feet; thence South 54°04'10" East, 220.00 feet; thence South 35°55'50" West, 20.00 feet to East right-of-way of said Reams Road and POINT OF BEGINNING.


Contains 4,400 square feet.



Notes

1. THIS IS NOT A BOUNDARY SURVEY.
2. Bearings shown hereon are based on the South line Section 35, Township 23 South, Range 27 East being assumed as North 89°24'14" West, according to the property described in that certain Warranty Deed recorded in Official Records Book 10860, Page 628, Public Records of Orange County, Florida.
3. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472. Survey map and report or the copies thereof are not valid without the original signature and seal of a Florida licensed surveyor and mapper
4. Legend and Abbreviations
 - R/W - denotes Right of Way
 - O.R. - denotes Official Records Book
 - P.B. - denotes Plat Book
 - Pg. - denotes Page
 - - denotes change of direction

Revision: 1/5/2018 - per Daily Assessment

 <p>Benchmark Surveying & Mapping, LLC Certificate of Authorization Number - LB 7874 Post Office Box 771065, Winter Garden, Florida 34777-1065 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 654-6183 - www.benchmarksurveyingandmapping.com</p>	<p>990.01 RWSD</p>	<p>Prepared For: Grovestand Properties</p> <p>Prepared By: <i>Billy Joe Jenkins, Jr.</i></p> <p>Billy Joe Jenkins, Jr. PSM # 5205 Professional Surveyor and Mapper</p>
	<p>Project #</p>	