



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 15

DATE: October 9, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Kim Heim, Senior Title Examiner *KH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM HAWKSMOOR COMMUNITY OWNERS ASSOCIATION, INC. TO ORANGE COUNTY AND QUIT-CLAIM DEED FROM MATTAMY ORLANDO, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Hawksmoor Phase I Permit #16-S-046 OCU File #85927

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEMS: Warranty Deed
Cost: Donation
Size: 375 square feet

Quit-Claim Deed
Cost: Donation
Size: 375 square feet

Real Estate Management Division

Agenda Item 15

October 9, 2018

Page 2

APPROVALS: Real Estate Management Division
Utilities Department
Risk Management Division

REMARKS: Grantor to pay all closing costs and prorated taxes, if applicable.

Prepared by and return to:
Juli S. James, Esq.
Shutts & Bowen LLP
300 S. Orange Avenue Suite 1600
Orlando, Florida 32801

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 30 2018

THIS IS A DONATION

Project: Hawksmoor Phase I Permit # 16-S-046 OCU File #85927

WARRANTY DEED

THIS WARRANTY DEED, Made and executed this 25 day of SEPTEMBER, A.D. 2018, by Hawksmoor Community Owners Association, Inc., a Florida not for profit corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 1900 Summit Tower Blvd., Suite 500, Orlando, Florida, 32810, 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 (the "Property"):

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

31-23-27-2723-15-016

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.

Upon acceptance of this Warranty Deed by the Orange County Board of County Commissioners, GRANTEE shall be deemed to have accepted an obligation to maintain the Property consistent with GRANTEE's maintenance of GRANTEE's lift station sites.

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

Signed, sealed, and delivered
in the presence of:

Hawksmoor Community Owners Association,
Inc., a Florida not for profit corporation

Witness

Printed Name

Witness

Printed Name

BY:

Printed Name

Title

(Signature of **TWO** witnesses required by Florida law)

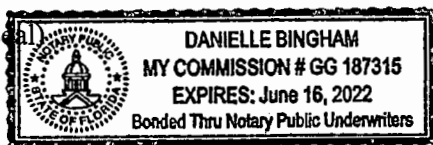
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of SEPTEMBER, 2018, by KEITH TRACE, as VP, of Hawksmoor Community Owners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 25 day of SEPTEMBER, 2018.

(Notary Seal)



Notary Signature

Printed Notary Name

This instrument prepared by:
Kimberly Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for the
county and state aforesaid

My commission expires: 6.16.22

SKETCH OF DESCRIPTION

EXHIBIT "A"

PROJECT NAME: HAWKSMOOR PHASE 1 LS-2 LIFT STATION
ORANGE COUNTY PROJECT No.:16-S-046

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF TRACT OS-16, HAWKSMOOR PHASE 1 AS RECORDED IN PLAT BOOK 93, PAGES 108 THROUGH 121 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA AND LYING IN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT LS-2 OF SAID HAWKSMOOR PHASE 1; THENCE RUN SOUTH 00° 00' 05" WEST ALONG THE WEST LINE OF SAID TRACT LS-2 FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT OS-16 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89° 59' 55" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT OS-16 FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 00° 00' 05" WEST, ALONG THE EAST LINE OF SAID TRACT OS-16, FOR A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OS-16, LYING ON THE NORTH RIGHT-OF-WAY LINE OF OLD YMCA ROAD ACCORDING TO AFORESAID PLAT OF HAWKSMOOR PHASE 1; THENCE RUN NORTH 89° 59' 55" WEST ALONG THE SOUTH LINE OF SAID TRACT OS-16 AND SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT LS-2; THENCE RUN NORTH 00° 00' 05" EAST ALONG SAID SOUTHERLY EXTENSION FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY FLORIDA AND CONTAINS 375 SQUARE FEET, MORE OR LESS.



16 East Plant Street
Winter Garden, Florida 34787 • (407) 854 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TRACT OS-16, HAWKSMOOR PHASE 1 BEING N89°59'55"W FOR ANGULAR DESIGNATION ONLY.

JOB NO. 20150149

DATE: 4-6-2018

SCALE: 1" = 30 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: PJR/MR

CHECKED BY: MR

REVISED: 5-18-18

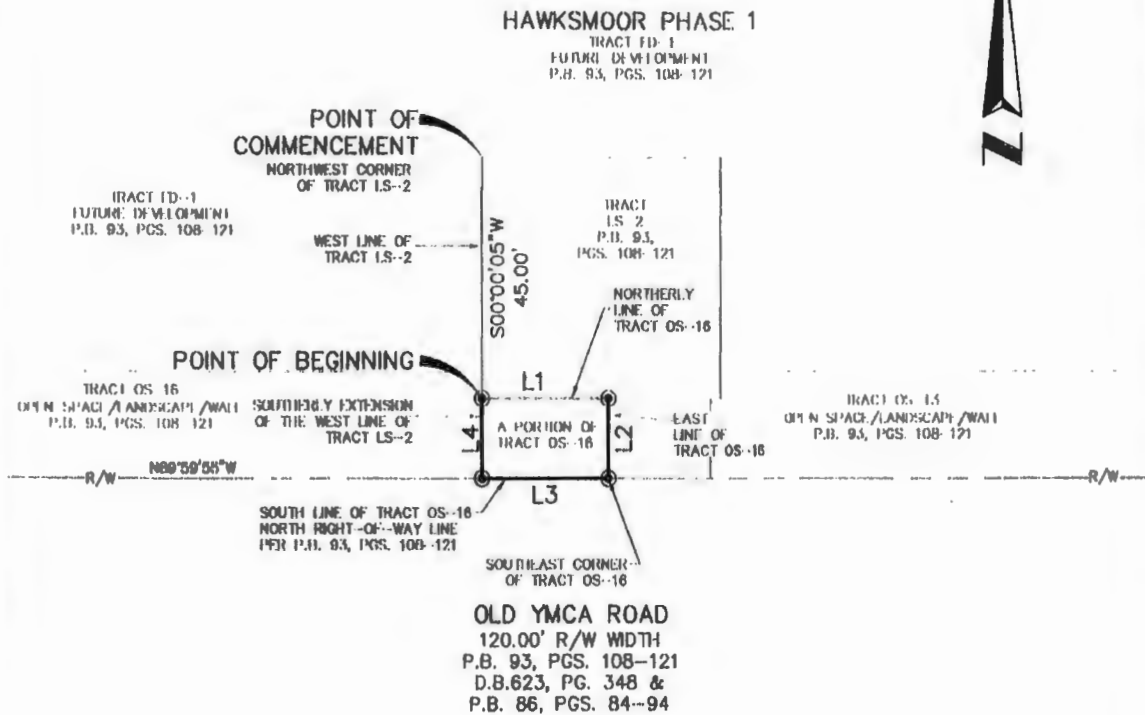
FOR THE LICENSEE BUSINESS # 6723 BY:

JAMES L. RUCKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 2

PROJECT NAME: HAWKSMOOR PHASE 1 L.S.-2 LIFT STATION
ORANGE COUNTY PROJECT No.: 16--S--046



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°59'55"E	25.00'
L2	S00°00'05"W	15.00'
L3	N89°59'55"W	25.00'
L4	N00°00'05"E	15.00'



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THIS IS NOT A SURVEY:

● DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
P.B. DENOTES PLAT BOOK
PG(S) DENOTES PAGE(S)
D.B. DEED BOOK

JOB NO. 20150149

DATE: 4-6-2018

SCALE: 1" = 30 FEET

FIELD BY: M/A

CALCULATED BY: J.R.

DRAWN BY: P.JR/MR

CHECKED BY: MR

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 30 2018

THIS IS A DONATION

Project: Hawksmoor Phase I Permit# 16-S-046 OCU File #85927

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 25 day of SEPTEMBER, A.D. 2018, by Mattamy Orlando, LLC, a Delaware limited liability company, organized and existing under the laws of the state of Delaware, and having its principal place of business at 4901 Vineland Road, Suite 450, Orlando, Florida, 32811, GRANTOR, to 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 said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the said 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 said GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in Orange County, Florida (the "Property"), to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

31-23-27-2723-15-016

Upon acceptance of this Quit-Claim Deed by the Orange County Board of County Commissioners, GRANTEE shall be deemed to have accepted an obligation to maintain the Property consistent with GRANTEE's maintenance of GRANTEE's lift station sites.

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 said GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the said GRANTEE forever.

Project: Hawksmoor Phase I Permit# 16-S-046 OCU File #85927

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by

KEITH TRACE

, its VP

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Esther Nyariri
Printed Name

[Signature]
Witness

Elizabeth Manchester
Printed Name

(Signature of TWO witnesses required by Florida law)

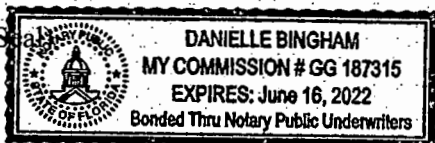
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 25 day of SEPTEMBER, 20 18, by KEITH TRACE, as VP, of Mattamy Orlando, LLC, a Delaware limited liability company, on behalf of the limited liability company. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 25 day of SEPTEMBER, 20 18.

(Notary Seal)



[Signature]
Notary Signature

Danielle Bingham
Printed Notary Name

This instrument prepared by:
Kimberly Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for the
county and state aforesaid

My commission expires: 6.16.20

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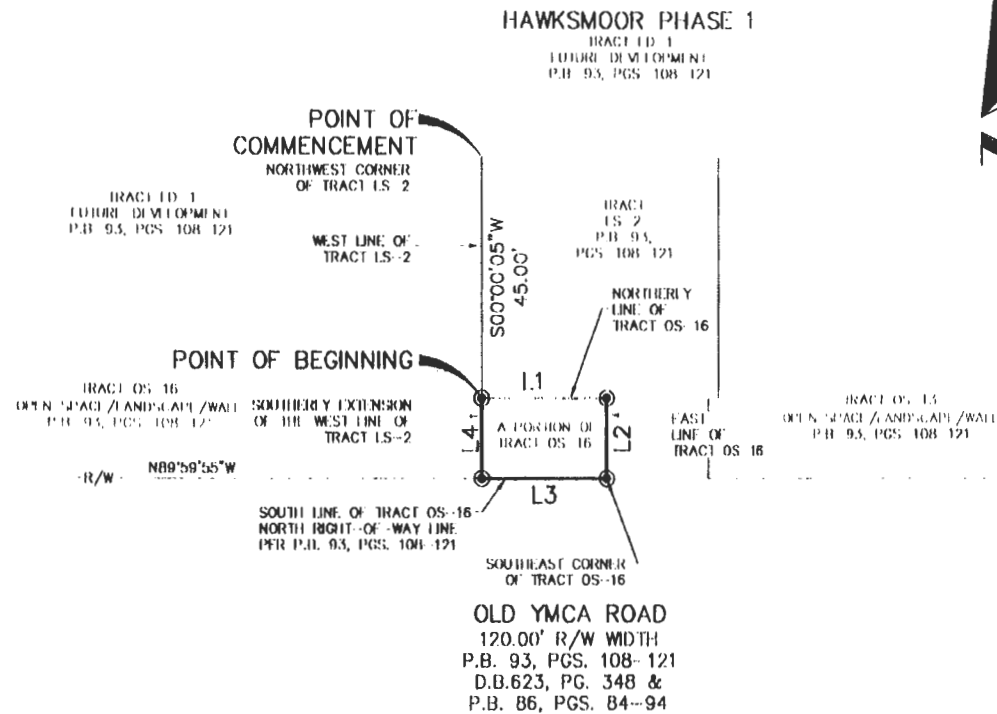
FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. REKMAN P.S.M. # 5633

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