



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

DATE: October 26, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF TRUSTEE'S DEED FROM GARY T. RANDALL, AS TRUSTEE AND NOT INDIVIDUALLY, TO ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY CLOSING COSTS AND PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Innovation Way South (Randall) RAC

District 4

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

ITEM: Trustee's Deed
Cost: Donation
Size: 2.59 acres

BUDGET: 1003-072-2766-6110

FUNDS: \$2,020.00 Payable to First American Title Insurance Company
(closing costs)

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division
Transportation Planning Division

REMARKS: This conveyance is a requirement of the Amended and Restated
Innovation Way South Right-of-Way Agreement (Gary T. Randall,
Trustee) approved by the Board of County Commissioners on October 14,
2014.

Owner to pay property taxes. County to pay closing costs.

Approval of this item is contingent upon approval of that certain
Stormwater Drainage Easement from Lennar Homes, LLC to the County,
which is being processed concurrently by the Real Estate Management
Division.

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: October 24, 2018

Amount: \$2,020.00

Project: Innovation Way South (Randall) RAC

Parcels:

Charge to Account # 1003-072-2766-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})
N/A Pre-Condemnation Post-Condemnation

District # 4

 Acquisition at Approved Appraisal
 Acquisition at Below Approved Appraisal
 Acquisition at Above Approved Appraisal
XX Advance Payment Requested (closing costs)

DOCUMENTATION ATTACHED (Check appropriate block{s})

 Contract
XX Copy of Executed Instruments
 Certificate of Value
 Settlement Analysis

| | |
|-------------------|----------------|
| \$Donation | Purchase Price |
| <u>\$2,020.00</u> | Closing Costs |
| <u>\$2,020.00</u> | Total |

Payable to: First American Title Insurance Company, 2233 Lee Road, Suite 110, Winter Park, FL 32789

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

Recommended by Elizabeth Price Jackson
Elizabeth Price Jackson, Senior Title Examiner

Date 10/25/2018

Payment Approved Paul Sladek
Paul Sladek, Manager,

Date 10/25/18

Under Ordinance
Approved by Assistant Manager, Real Estate Management Division

Date

Certified Jessica Vaughn
Approved by BCC for Deputy Clerk to the Board

NOV 14 2018

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: ASAP after BCC approval

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 13 2018

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: October 24, 2018

Amount: \$2,020.00

Project: Innovation Way South (Randall) RAC

Parcels:

Charge to Account # 1003-072-2766-6110 CA 10/29/18

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})

N/A Pre-Condernation Post-Condernation

District # 4

- Acquisition at Approved Appraisal
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Payment Approved Paul Sladek
Paul Sladek, Manager,

Date

Under Ordinance
Approved by Assistant Manager, Real Estate Management Division

Date

Certified
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: ASAP after BCC approval

NOV 13 2018

Project: Innovation Way South (Randall) RAC

Property Appraiser's parcel number:
a portion of 09-24-31-0000-00-003

This document has been executed and delivered under threat of condemnation.
Therefore, this document is not subject to documentary stamp tax. See Fla. Admin. Code
R. 12B-4.014(13).

TRUSTEE'S DEED

THIS TRUSTEE'S DEED, made and executed this 29 day of October,
2018, by and between Gary T. Randall, as trustee and not individually, whose address is P.O.
Box 1988, Orlando, Florida 32802 ("Grantor"), and Orange County, a charter county and
political subdivision of the state of Florida, whose address is c/o County Administrator, 201 S.
Rosalind Avenue, Orlando, Florida 32801 ("Grantee").

WITNESSETH

THAT GRANTOR, in consideration of the sum of Ten and no/100 Dollars (\$10.00) and
other valuable considerations, paid by Grantee, the receipt whereof is hereby acknowledged by
these presents, does grant, bargain, sell, alien, remise, release, convey, and confirm unto the
Grantee that certain piece, parcel, or tract of land situated in Orange County, Florida, more
particularly described as follows (hereinafter referred to as the "Subject Property"):

SEE ATTACHED EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances,
including riparian rights, if any, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized
of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey
said land; that the Grantor hereby fully warrants the title to said land and will defend the same
against the lawful claims of all persons claiming by, through or under the Grantor, but against
none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in the manner and form sufficient to bind it as of the day and year first written above.

Signed, sealed and delivered
in the presence of:

Michael T. Randall
Witness

MICHAEL T. RANDALL
Printed Name

Gary T. Randall
Gary T. Randall,
as trustee and not individually

POB 1988
Post Office Address
Orl, FL 32802

Scott R. Meyers
Witness

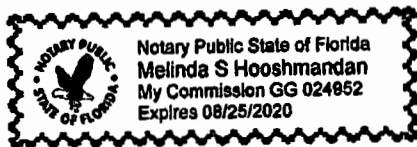
Scott R. Meyers
Printed Name

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

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 29 day of
October, 2018, by Gary T. Randall, as trustee and not individually, who is personally
known to me or who has produced _____ as identification.

(Notary Seal)



Melinda S. Hooshmandan
Notary Signature
Melinda S. Hooshmandan
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 08/25/2020

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" to Trustee's Deed (page 1 of 2)

Legal Description

A portion of Section 9, Township 24 South, Range 31 East, Orange County, Florida, being described as follows:

Commence at the southeast corner of the Northwest 1/4 of said Section 9; thence run N 01°27'34" E, along the east line of the Northwest 1/4 of said Section 9, a distance of 94.83 feet for the POINT OF BEGINNING; said point being a point on a non-tangent curve, concave northwesterly, having a radius of 1590.50 feet; thence, on a chord bearing of S 66°45'04" W and a chord distance of 206.59 feet, run southwesterly along the arc of said curve, a distance of 206.73 feet through a central angle of 07°26'50" to a point of reverse curvature of a curve, having a radius of 50.00 feet and a central angle of 109°25'19"; thence run southerly along the arc of said curve, a distance of 95.49 feet to a point of compound curvature of a curve, having a radius of 1,463.00 feet and a central angle of 01°02'33"; thence run southeasterly along the arc of said curve, a distance of 26.62 feet; thence run S 57°16'23" W, a distance of 130.96 feet to a point on a non-tangent curve, concave northeasterly, having a radius of 1,593.00 feet; thence, on a chord bearing of N 37°25'40" W and a chord distance of 109.32 feet, run northwesterly along the arc of said curve, a distance of 109.34 feet through a central angle of 03°55'58" to a point of reverse curvature of a curve having a radius of 50.00 feet and a central angle of 65°23'42"; thence run westerly along the arc of said curve, a distance of 57.07 feet to a point of reverse curvature of a curve having a radius of 1,590.50 feet and a central angle of 04°27'43"; thence run westerly along the arc of said curve, a distance of 123.86 feet to the cusp of a non-tangent curve, concave southwesterly, having a radius of 2,165.00 feet; said point lying on the northerly right-of-way line of Moss Park Road as described and recorded in Official Records Book 6175, Page 8643; Public Records of Orange County, Florida; thence, on a chord bearing of N 75°09'53" W and a chord distance of 340.87 feet, run westerly along the arc of said curve and along said northerly right-of-way line of Moss Park Road, a distance of 341.22 feet, through a central angle of 09°01'49" to a point; thence run N 00°10'54" E, a distance of 33.81 feet to a point on the northerly right-of-way line of Moss Park Road as described and recorded in Official Records Book 1332, Page 792, Public Records of Orange County, Florida; thence run S 89°49'06" E, along said northerly right-of-way line, a distance of 274.48 feet to a point of curvature of a non-tangent curve, concave northwesterly, having a radius of 1465.50 feet and a central angle of 24°52'10"; thence, on a chord bearing of N 72°46'53" E and a chord distance of 631.13 feet, run 636.11 feet along the arc of said curve to a point on the aforesaid east line of the Northwest 1/4 of said Section 9; thence run S 01°27'34" W, along said east line, a distance of 143.97 feet to the POINT OF BEGINNING.

Containing 2.59 acres, more or less.

Not a Boundary Survey.

Legal description prepared by the Surveyor.

There may be other matters of record that affect the lands described hereon.

Bearings are assumed along south line of the NW 1/4 of Section 9-24-31 as being N 89°49'31" W.

Lines shown hereon are radial unless noted NR (non-radial).

See Sheet 2 of 2 for sketch.

O.R.B. - Official Records Book

Sketch of Description

of a portion of

Innovation Way South

lying in

Section 9, Township 24 South, Range 31 East
Orange County, Florida

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

| | | | | | | |
|---------------|--|--------------|--|---------|-----------|---|
| PREPARED FOR: | | Lennar Homes | | JOB NO. | 0005.30A | <p>SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.</p> <p>CSA/LB No. 7104</p> <p>R. CLAYTON GANUNG</p> <p>4236</p> |
| | | | | SHEET | 1 of 2 | |
| | | | | DATE | 9/07/10 | |
| | | | | Rev. | 5/23/14 | |
| | | | | SCALE | 1" = 150' | |



GANUNG-BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

Exhibit "A" to Trustee's Deed (page 2 of 2)

