



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** December 26, 2018

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

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

**FROM:** Monica Hand, Senior Title Examiner *MHA*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Warranty Deed from Circle C Ranch II, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Circle C Ranch II Donation  
  
District 5

**PURPOSE:** To provide for passive recreation and the preservation of property in its natural condition.

**ITEM:** Warranty Deed  
Revenue: \$30,825 (Management Fee to Conservation Trust Fund)  
Size: 61.65 acres

**REVENUE:** Account No.: 1026-068-1978-5440

**APPROVALS:** Real Estate Management Division  
Environmental Protection Division  
Risk Management Division

**REMARKS:**

This conveyance is a requirement of the Contract for Donation of Real Property approved by the Board on April 25, 2017.

Circle C Ranch II, LLC will be providing a one-time \$500 per donated acre management fee for the management of the property. The management fee funds will be deposited into the Conservation Trust Fund.

Grantor to pay all closing costs and prorated taxes.

JAN 15 2019

Project: Circle C Ranch II Donation

**WARRANTY DEED**

THIS WARRANTY DEED, Made and executed the 14 day of DECEMBER, A.D. 2018, by Circle C Ranch II, LLC, a Florida limited liability company, having its principal place of business in the city of ORLANDO, county of ORANGE, whose address is 18716 E. Colonial Drive, Orlando, Florida 32820, 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:**

**12-22-31-0000-00-030**

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 GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR 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.

Project: Circle C Ranch II Donation

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

Signed, sealed, and delivered  
in the presence of:

Circle C Ranch II, LLC, a Florida limited  
liability company

[Signature]  
Witness

BY: [Signature]  
Robert E. Carrigan, Jr., Manager

CUTER SMYTH  
Printed Name

[Signature]  
Witness

SIDNEY BUTLER  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14 day of December  
2018, by Robert E. Carrigan, Jr., as Manager of Circle C Ranch II, LLC, a Florida limited liability  
company. He is personally known to me or has produced \_\_\_\_\_ as  
identification.

(Notary Seal)  **DALIA CABANI**  
MY COMMISSION # FF 232606  
EXPIRES: June 9, 2019  
Bonded Thru Budget Notary Services

[Signature]  
Notary Signature  
Dalia Cabani  
Printed Notary Name

**This instrument prepared by:**  
Monica Hand, 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: 6/9/19

Project: Circle C Ranch II Donation

EXHIBIT "A"

Parcel Identification Number: 12-22-31-0000-00-030

(THE SURVEYOR HAS REWRITTEN THE DESCRIPTION PER OFFICIAL RECORDS BOOK 10920, PAGE 0399 TO CORRECT A TYPOGRAPHICAL ERROR AND TO ADD VARIOUS SUPERIOR CALLS).

(THE DESCRIPTION BELOW DESCRIBES THE SAME PROPERTY AND IS ONE AND THE SAME AS THE DESCRIPTION PER OFFICIAL RECORDS BOOK 10920, PAGE 0399.)

SURVEY DESCRIPTION AMENDED AS FOLLOWS:

A PART OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, LYING NORTH OF COUNTY ROAD #420 (A.K.A. LAKE PICKETT ROAD).

AND

THE NE 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

AND

A PART OF THE EAST 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

ALL OF THE ABOVE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST 1/4 CORNER OF SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA. THENCE RUN S 00°07'45" W, ALONG THE EAST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 12, 1314.64 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN N 89°23'52" W, ALONG THE SOUTH LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 12, 1316.51 FEET TO THE SOUTHWEST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN S 00°21'34" E, ALONG THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12, 1149.99 FEET TO THE MONUMENTED NORTH RIGHT OF WAY LINE OF COUNTY ROAD #420 (A.K.A. LAKE PICKETT ROAD); THENCE RUN S 76°07'25" W, 61.71' ALONG SAID MONUMENTED RIGHT OF WAY LINE TO A POINT LYING 60.0 FEET WEST OF AS MEASURED PERPENDICULAR TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN N 00°21'34" W, PARALLEL TO AND 60.0 FEET WEST OF THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 393.73 FEET; THENCE RUN N 88°25'29" W, 595.22 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN N 00°36'23" W, ALONG THE WEST LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12, 761.64 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN S 89°23'52" E, ALONG THE NORTH LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12, 598.25 FEET TO A POINT LYING 60.0 FEET WEST OF AS MEASURED PERPENDICULAR TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN N 00°21'34" W, PARALLEL TO AND 60.0 FEET WEST OF THE WEST LINE OF THE NE 1/4 OF THE SE 1/4 OF SAID SECTION 12, FOR A DISTANCE OF 15.00 FEET; THENCE RUN N 89°23'52" W, PARALLEL TO AND 15.0 FEET NORTH OF THE NORTH LINE OF THE EAST 1/2 OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION 12, 269.15 FEET TO A POINT ON THE WEST LINE OF THE EAST 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN N 00°28'57" W, ALONG THE WEST LINE OF THE EAST 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 12, 1287.96 FEET TO THE NORTHWEST CORNER OF THE EAST 1/4 OF THE NW 1/4 OF THE SE 1/4 OF SAID SECTION 12; THENCE RUN S 89°48'28" E, ALONG THE NORTH LINE OF THE SE 1/4 OF SAID SECTION 12, 1659.49 FEET TO THE POINT OF BEGINNING. CONTAINING THEREIN ±2,685,456 SQUARE FEET OR ±61.65 ACRES.