WARRANTY DEED

THIS INDENTURE, made and entered into this 28th day of March, 2017, between THREE ANGELS, INC., a Florida profit corporation, whose mailing address is 1101 North Temple Road, Starke, Florida 32091 (hereinafter the Grantor), and MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee’s heirs and assigns forever, the following described land, to wit:

See legal description identified as Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant 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, and hereby fully warrants the title to said real property 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 for the year 2017 and subsequent years.

THIS WARRANTY DEED is made and executed under threat of and in lieu of eminent domain proceedings, and is thus not subject to documentary stamp taxation.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.
GRANTOR:
THREE ANGELS, Inc.,
a Florida profit corporation

By: P. P. Patel
Signature

As: President
Title

Printed Name

Affix corporate seal below:

Attest:
Secretary Signature

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 5th day of Oct., 2017, by Parlehu P. Patel, as President of Three Angels, Inc., a Florida profit corporation, on behalf of said corporation, who ___ is personally known to me or ___ who has produced FDL-P340-245-SS-022-C as identification.

Affix seal below:

Notary Public Signature

Matthew Core
Printed Name

FF073950
Commission Number

12/02/17
Expiration Date
EXHIBIT "A"

DESCRIPTION: RIGHT-WAY-PARCEL 3 - (ELLENTON GILLETTE ROAD / U.S. 301)

THAT PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1396, PAGE 2218, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE 58°22'57"E, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1146.48 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID SURVEY BASELINE, RUN 50°18'11"E, 8.92 FT.; THENCE 50°10'44"W, A DISTANCE OF 5843.00 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF U.S. 301 FOR A POINT OF BEGINNING; THENCE CONTINUE 50°10'44"W, ALONG THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD EXTENDED SOUTHERLY, A DISTANCE OF 70.31 FT.; THENCE N88°59'16"W, PERPENDICULAR TO SAID SURVEY BASELINE, A DISTANCE OF 28.47 FT. TO THE INTERSECTION WITH THE EASTERN LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1396, PAGE 2218, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE N44°03'53"W, A DISTANCE OF 42.02 FT. TO THE INTERSECTION WITH THE NORTHERLY LINE OF SAID CERTAIN PARCEL; THENCE N00°22'45"E, A DISTANCE OF 40.00 FT. TO THE INTERSECTION WITH APRESAID SURVEY BASELINE OF U.S. 301; THENCE S89°37'15"E, ALONG SAID SURVEY BASELINE, A DISTANCE OF 58.67 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS RIGHTS-OF-WAY FOR U.S.301 AND LEFFINGWELL AVENUE.

CONTAINING 450 SQUARE FEET (0.01 ACRE) MORE OR LESS.

(MAY 27, 2015)

DATE OF CERTIFICATE

KENNETH G. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 3116

LOMBARDO, FOLEY & KOLARIK, INC.
Consulting Engineers, Surveyors and Planners
P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER