WARRANTY DEED

THIS INDENTURE, made and entered into this ______ day of ______, 2018, between RENE HERNANDEZ AND HELEN G. HERNANDEZ, husband and wife whose mailing address is 4304 65th Street East, Bradenton, FL, 34208 (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 2018 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 hereunto set Grantor's hand and seal the day and year first above written.

SIGNATURES AND ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law:

First Witness Signature
Kimberly A. Wilson
First Witness Printed/Name

Second Witness Signature
Josie C. Harlin
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this ___ day of March, 2018, by Rene Hernandez, husband, who ___ is personally known to me or ___ who has produced Florida Driver License as identification.

Affix seal below:

Notary Public Signature
Vinh L. Nguyen
Printed Name
Commission Number
Expiration Date
Signed, sealed and delivered in the presence of two witnesses as required by law:

GRANTOR:
Helen G. Hernandez, wife

First Witness Signature
Kimberly A. Wilson
First Witness Printed Name

Signature
Helen G. Hernandez
Grantor Printed Name

Second Witness Signature
Jose C. Harmen
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 2 day of March, 2018, Helen G. Hernandez, wife, who ___ is personally known to me or ___ who has produced Florida Driver License ___ as identification.

Affix seal below:

Notary Public Signature

Notary Public Signature

Printed Name

Commission Number

Expiration Date
SW 1/4, Section 2, Township 35 South, Range 18 East
Manatee County, Florida

Exhibit "A"
Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY
PUBLIC WORKS PROJECT NUMBER 6086960
(NOT A SURVEY)

BRADEN OAKS
(PLAT BOOK 19, PAGE 35)
E 1/2
LOTS
48 & 49

LOT 49

PID 1494212572
RENE HERNANDEZ
NOW OR FORMERLY
ORB 1905, PAGE 5321

LOT 48

AREA
0.473 ACRE

20582 SQ FT

285.05' N

285.05' S

138

11.00' 53.47'

R=20.00' L=31.46' Δ=89.48'19'
CB=S45°37'02"W
CHORD=28.32'

SEE SHEET 2 FOR DESCRIPTION

FOR MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION

AECOM TECHNICAL SERVICES, INC.
7650 W Courtney Campbell Causeway, Suite 700
Tampa Florida 33607
Phone (813) 286-1711
Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2
Section 2, Township 35 South, Range 18 East
Drawing Date: 1/9/17
Exhibit "A"
Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)
Parcel Number 138 44th Avenue East Manatee County

That part of the East ½ Lot 48, Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida, being a part of the East ½ of Lots 48 and 49 as recorded in Official Record Book 1905, Page 5321 of the Public Records of Manatee County, Florida, being in Section 2, Township 35 South, Range 18 East being more particularly described as follows:

Commence at the Southwest Corner of said Section 2; thence South 89° 31’ 17” East along the South line of the Southwest Quarter of said Section 2, a distance of 489.74 feet; thence North 00° 28’ 43” East, a distance of 41.42 feet to the West line of the East Half of said Lot 48, to the POINT OF BEGINNING; thence North 00° 43’ 11” East along said West line, a distance of 59.22 feet; thence South 89° 31’ 21” East a distance of 285.05 feet; thence North 00° 34’ 08” East a distance of 11.00 feet; thence South 89° 31’ 21” East a distance of 53.47 feet to the East line of said Lot 48, and the West right-of-way line of 65th Street East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida; thence South 00° 42’ 52” West along the East line of said Lot 48 and said West right-of-way line, a distance of 50.54 feet to the beginning of a tangent curve concaved westerly and having a radius of 20.00 feet; thence, run southerly 31.46 feet along the arc of said curve through a central angle of 89° 48’ 19” to the South line of said Lot 48 and the North right-of-way line of 44th Avenue East per Bradon Oaks Subdivision as recorded in Plat Book 19, Page 35, Public Records of Manatee County, Florida; thence North 89° 28’ 49” West along the South line of said Lot 48 and said North right-of-way line, a distance of 318.57 feet to the POINT OF BEGINNING.

Containing 0.473 acres or 20,592 square feet, more or less.

General Notes:

1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the south line of the Southwest Quarter of Section 2, Township 35 South, Range 18 East being a found nail to a found iron rod and cap (LB6707) deriving a bearing of South 89° 31’ 17” East.
2) This legal description and sketch is supported by a Specific Purpose Survey dated 2/16 prepared under the responsible charges of Richard Edgerton, Professional Survey and Mapper Number 4292 of ZNS Engineering.
3) This legal description and sketch is incomplete without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SEE SHEET 1 FOR SKETCH
NOT A BOUNDARY SURVEY
PARCEL ID NO. 1494212572.