

**THIS INSTRUMENT PREPARED BY:**

Victoria Rosenbecker, Real Property Specialist  
Property Acquisition Division  
On behalf of: Joy Leggett-Murphy, Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: 26th Street West - Force Main 33A  
PROJECT NO: 6097880  
PID NO: 5036100005

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SPACE ABOVE THIS LINE FOR RECORDING DATA

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**AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES**

**BEFORE ME**, the undersigned notary public, personally appeared THRESA GILES, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. PACE THC, INC, a Florida not for profit corporation (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit "A"** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Chief Business Officer of Grantor and I make this affidavit with the authority of and on behalf of Pace THC, Inc.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.

8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

- A. Utility Easement recorded September 14, 1966 in Official Records Book 296, Page 391 of the Public Records of Manatee County, Florida

B. Utility Easement recorded February 28, 1975 in Official Records Book 711, 741 of the Public Records of Manatee County, Florida

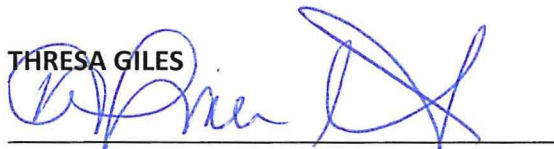
C. Tax Sale Certificate No. 3560 sold for 2017 Tax Year

16. The Grantor's Taxpayer Identification Number is 59-3321080.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Permanent Utilities Easement.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

THRESA GILES

  
Signature

STATE OF FLORIDA  
COUNTY OF DUVAL

Sworn to (or affirmed), acknowledged and subscribed before me by means of  physical presence or  online notarization this 26 day of MAY, 2020, by Thresa Giles, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

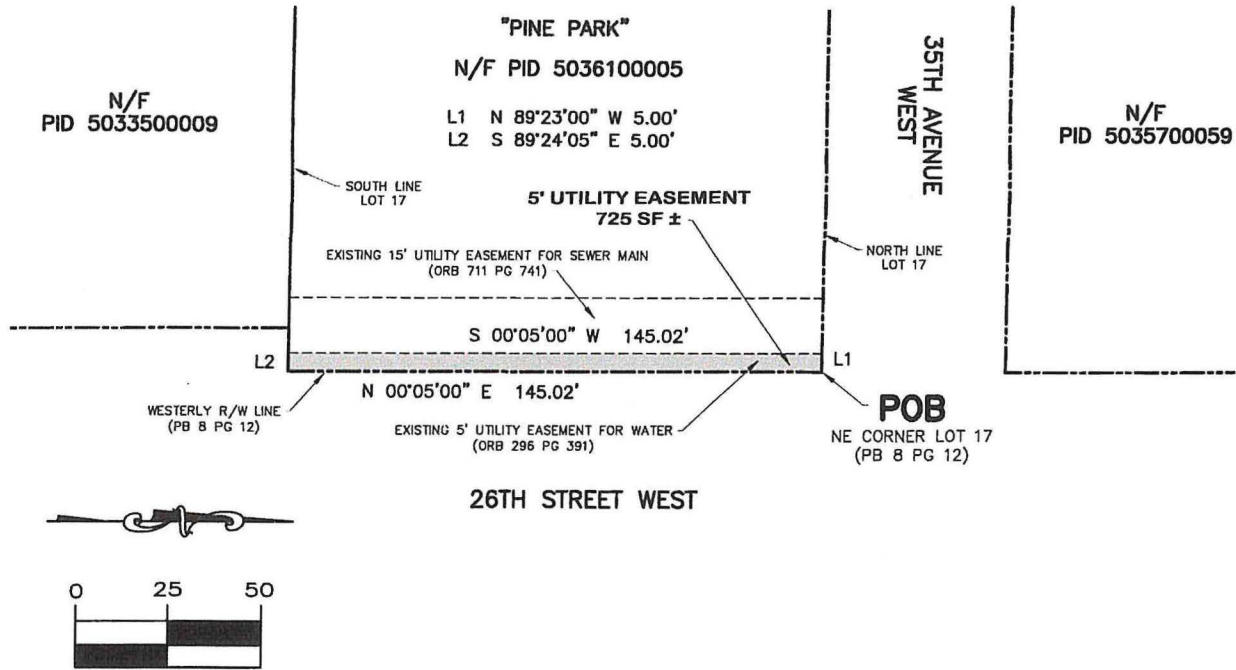
Affix seal below:

  
Notary Public Signature   
MICHAEL MACIAS  
Printed Name  
66 242787  
Commission Number  
7/29/22  
Expiration Date

MICHAEL J MACIAS  
Commission # GG 242787  
Expires July 29, 2022  
Bonded Thru Budget Notary Services

**SKETCH**

**EXHIBIT "A"**



**DESCRIPTION**

BEGIN AT THE NORTHEAST CORNER OF LOT 17 AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "PINE PARK" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 8, PAGE 12; THENCE ALONG THE NORTH LINE OF SAID LOT 17, N 89°23'00" W, A DISTANCE OF 5.00 FEET; THENCE S 00°05'00" W, A DISTANCE OF 145.02 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 17; THENCE ALONG SAID SOUTH LINE, S 89°24'05" E, A DISTANCE OF 5.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 26TH STREET WEST PER AFORESAID PLAT; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, N 00°05'00" E, A DISTANCE OF 145.02 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 725 SQUARE FEET MORE OR LESS.

**ABBREVIATIONS**

- R/W RIGHT-OF-WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- SF SQUARE FEET
- PID PARCEL IDENTIFICATION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- +/- MORE OR LESS
- (P) PLAT

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE WESTERLY R/W LINE OF 26TH STREET WEST BEING S 00°05'00" W.
3. A TITLE SEARCH NUMBERED 820883 DATED 12/3/19 WAS PROVIDED BY ATTORNEY'S TITLE FUND SERVICES, LLC FOR THE SUBJECT PROPERTY.

*(Signature)*  
**RUSSELL P. HYATT, P.S.M.**  
 Florida Surveyor's Registration No. LS 5303  
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH & DESCRIPTION PID 5036100005 5' UTILITY EASEMENT MANATEE COUNTY, FLORIDA	<b>Hyatt Survey Services, Inc.</b> Geographic Data Specialists LB No.: 7203 2012 Lena Road Bradenton, Florida 34211 Phone (941) 748-4693 Fax (941) 744-1643
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JOB NUMBER 19-2365	SECTION 3, TOWNSHIP 35 SOUTH, RANGE 17 EAST	SCALE 1"=50'	DATE 12/2019	DRAWN BY JM	FILE NAME FM33A-4	SHEET 1 OF 1
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