



**THIS INSTRUMENT PREPARED BY:**

Pamela D'Agostino, Assistant County Attorney  
Manatee County Government  
Office of the County Attorney  
1112 Manatee Avenue West, Suite 969  
Bradenton, Florida 34205

PROJECT NAME: 44th Avenue East Road Improvement Project  
(45th Street East to 44th Avenue Plaza East)  
PROJECT NO: 6086960  
PARCEL NO: 103  
PID NO: 1534710056

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

**WARRANTY DEED**

**THIS INDENTURE** is made and entered into this 27<sup>th</sup> day of July, 2018, between **DANNY R. OVERSTREET**, a single man, whose mailing address is 4711 44th Avenue East, Bradenton, Florida 34203, (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**).

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, does hereby bargain, convey, grant, sell, and transfer to Grantee, said Grantee's heirs and assigns, to have and to hold in fee simple forever, the following described land, to wit:

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

Grantor does hereby covenant with Grantee that Grantor is lawfully seized of the land in fee simple, that Grantor has good, right, and lawful authority to convey and sell the land, and hereby fully warrants the title to the real property and will defend against the lawful claims of all persons whomsoever and that the 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**, Grantor has set Grantor's hand and seal on the day and year above.

**SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.**

Signed, sealed, and delivered in the presence of two (2) witnesses as required by law:

**GRANTOR:**  
**DANNY R. OVERSTREET**

Eric D. Ryder  
First Witness Signature

Danny R Overstreet  
Signature

Eric D. Ryder  
First Witness Printed Name

DANNY R OVERSTREET  
Grantor Printed Name

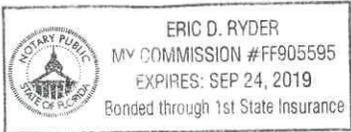
Joseph Joslin  
Second Witness Signature

Joseph Joslin  
Second Witness Printed Name

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 27th day of July, 2018, by **DANNY R. OVERSTREET** who X is personally known to me or      has produced      as identification.

Affix seal below:



Eric D. Ryder  
Notary Public Signature

Eric D. Ryder  
Printed Name

FF905595  
Commission Number

9/24/19  
Expiration Date

SE 1/4, Section 4, 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)

Scale: 1" = 50'

ELWOOD PARK  
 (PLAT BOOK 2, PAGE 76)

### LEGEND

- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- SQ FT = SQUARE FOOT
- R/W = RIGHT OF WAY
- B = BASELINE
- +/- = MORE OR LESS
- (P) = PLAT
- ORB = OFFICIAL RECORD BOOK

LOT 47  
 BLOCK 6

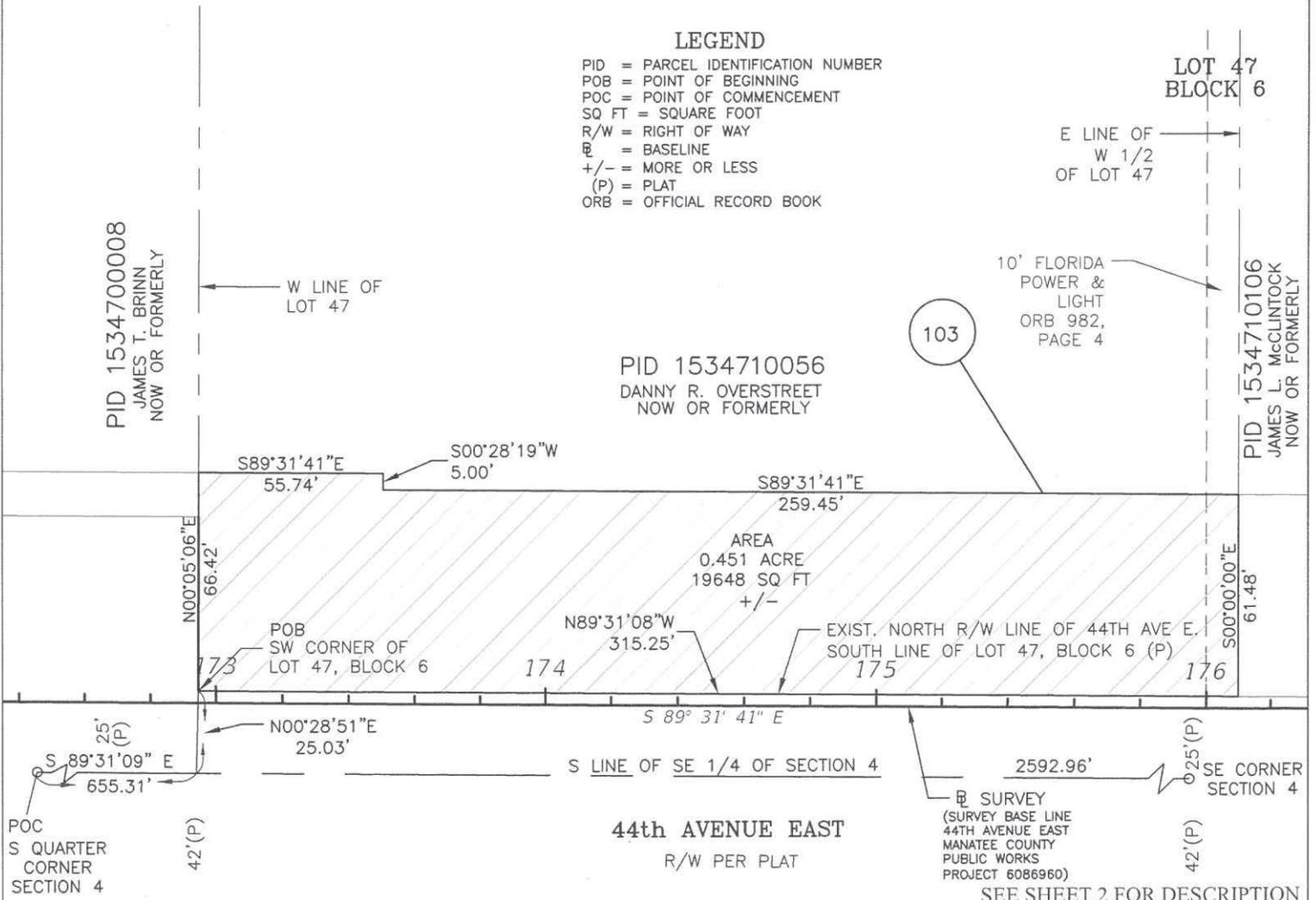
E LINE OF  
 W 1/2  
 OF LOT 47

10' FLORIDA  
 POWER &  
 LIGHT  
 ORB 982,  
 PAGE 4

PID 1534710106  
 JAMES L. McCLINTOCK  
 NOW OR FORMERLY

PID 1534710056  
 DANNY R. OVERSTREET  
 NOW OR FORMERLY

PID 1534700008  
 JAMES T. BRINN  
 NOW OR FORMERLY



FOR: MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION

1112 MANATEE AVENUE WEST  
 BRADENTON, FLORIDA, 34205,  
 (941)748-4501

BY:

**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 4, Township 35 South, Range 18 East

Drawing Date: 1/9/17

