

THIS INSTRUMENT PREPARED BY:  
Chris Munyon, Real Property Specialist  
Manatee County Government  
Property Management Department  
1112 Manatee Avenue West  
Bradenton, Florida 34205

Project Name: Surplus Property – 920 Manatee Avenue West  
PID NO: 3293800003

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SPACE ABOVE THIS LINE FOR RECORDING DATA

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**COUNTY DEED**

(Pursuant to Section 125.411, Florida Statutes)

**THIS COUNTY DEED** is made this \_\_\_\_ day of \_\_\_\_\_, 2019, by **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 and whose street address is 1112 Manatee Avenue West, Bradenton, Florida 34205, party of the first part, (**Grantor**), and **NDC DEVELOPMENT COMPANY, INC.**, a Florida corporation, whose mailing address is 1001 3<sup>rd</sup> Avenue West, Suite 600 Bradenton, Florida 34205, party of the second part, (**Grantee**).

**WITNESSETH** that Grantor, for and in consideration of the sum of one dollar to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, his or her heirs and assigns forever, the following described land lying and being in Manatee County, Florida (**Property**):

See legal description in Exhibit A, attached to and incorporated in this County Deed by reference

**IN WITNESS WHEREOF** Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

SIGNATURE AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE.

**GRANTOR:**  
BOARD OF COUNTY COMMISSIONERS OF  
MANATEE COUNTY, FLORIDA

By: \_\_\_\_\_  
Chairperson

ATTEST: ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

# Exhibit "A"

## Sketch of Description

(NOT A SURVEY)

DESCRIPTION: Per Official Record Book 1468, Page 6579

Lots 1, 2, 3 and 4, Block "H", of SMITH'S ADDITION to Bradenton, Florida according to plat of said Addition recorded in Plat Book 1, page 135 of the public records of Manatee County, Florida LESS AND EXCEPT that portion of the above described parcel which vested in the State of Florida, Department of Transportation, pursuant to the Order of Taking recorded in Official Records Book 1073, page 3691 of said public records.

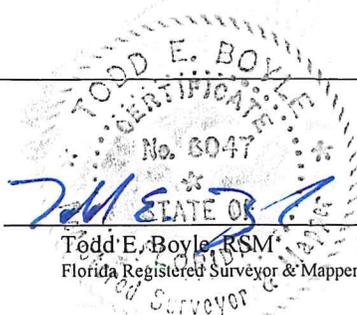
### NOTES:

1. This Description and Sketch does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The reference to "Walnut Street" in ORB 1511 page 644 does not appear to be correct as it can not be reconciled against the balance of information recorded in Plat Book 1 Page 135 (Smith's Addition to Braidenton).
5. The Description on Sheet 1 is incomplete without the Sketch on Sheet 2.
6. This Sketch of Description utilized information from an unsealed copy of a Boundary Survey by George F. Young dated 6/14/1995 – Project No. 95230069.00 – Drawing No. 95069B and Florida Department of Transportation Map Section Number 13010–2518. Unless otherwise noted, bearings, distances, and curve information reflect information from George F. Young.

MANATEE COUNTY  
PROPERTY MANAGEMENT  
SURVEY DIVISION



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



*Todd E. Boyle*  
Date

Drawing Path:  
S:\SURVEY\2017jobs\09\_  
Sep2017\20170901\_ various  
Sketch and Descriptions  
\Parcel ID 3293800003\_  
First Union building

Sheet: 1 OF 2

Section 26, Township 34  
South, Range 17 East

Drawing Date: 10/13/17

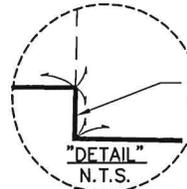
# Exhibit "A"

## Sketch of Description

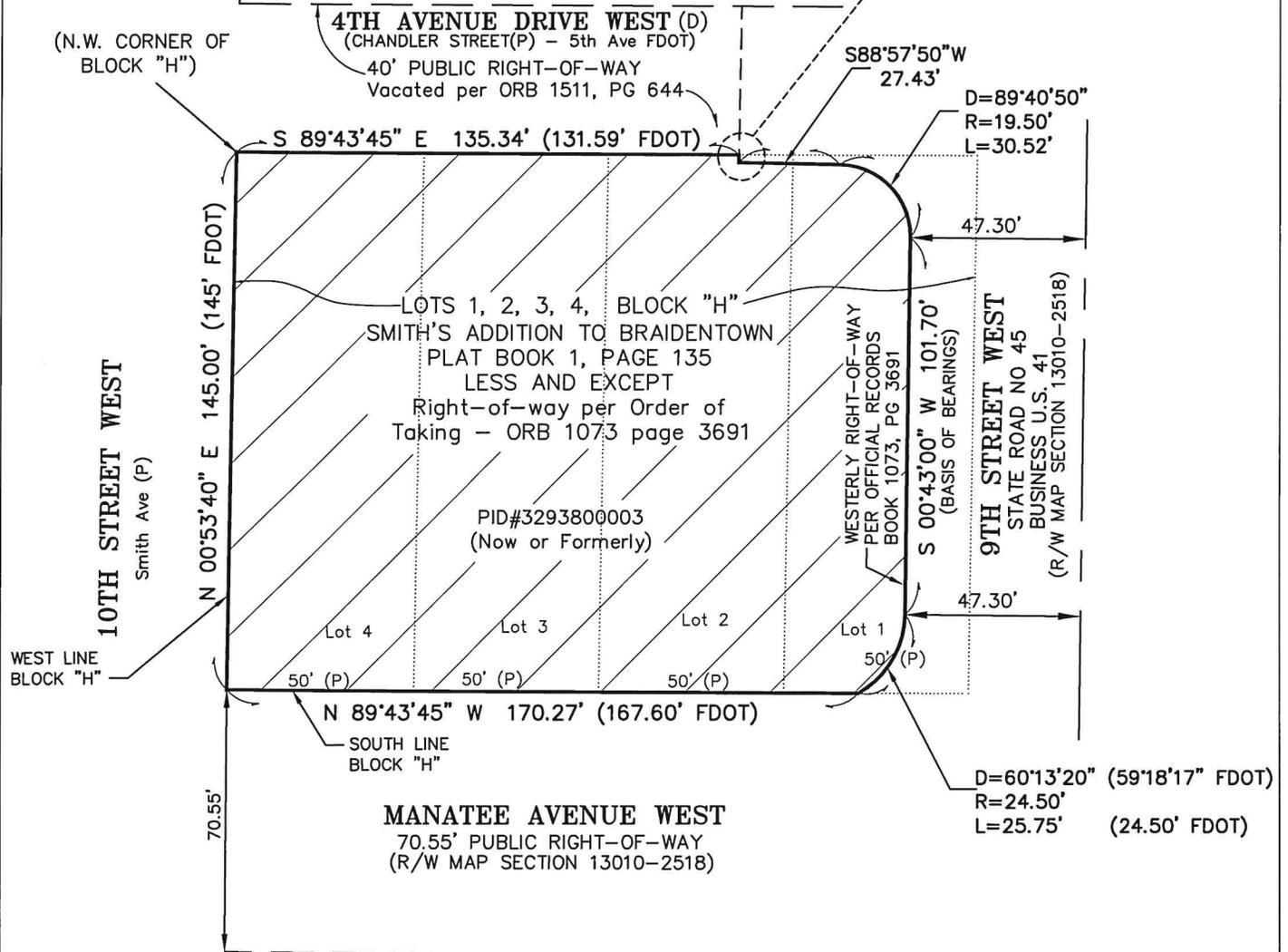
(NOT A SURVEY)



NOT TO SCALE



S 01°02'10" W 2.11'  
WESTERLY RIGHT-OF-WAY  
OF 9TH STREET WEST



MANATEE COUNTY  
PROPERTY MANAGEMENT  
SURVEY DIVISION

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

See Sheet 1 of 2 for Description,  
Signature & Seal

- N.T.S. = NOT TO SCALE  
 (A) = DEED  
 D = CENTRAL ANGLE (delta)  
 R = RADIUS  
 L = LENGTH  
 PID = PARCEL IDENTIFICATION NUMBER  
 ORB = OFFICIAL RECORDS BOOK  
 (P) = PLAT  
 PG = PAGE  
 PB = PLAT BOOK  
 R/W = RIGHT-OF-WAY  
 FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION  
 ± = MORE OR LESS

|   |
|---|
| Drawing Path:<br>S:\SURVEY\2017jobs\09_<br>Sep2017\20170901_ various<br>Sketch and Descriptions<br>\Parcel ID 3293800003_<br>First Union building |
| Sheet: 2 OF 2   |
| Section 26, Township 34<br>South, Range 17 East   |
| Drawing Date: 10/13/17  |