

**THIS INSTRUMENT PREPARED BY:**  
Chris Munyon, Real Property Specialist  
On behalf of Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: Rubonia Acquisition  
PROJECT NO: N/A  
PARCEL NO: N/A  
PID NO: 2103300009 & 2101800007

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

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 23 day of JANUARY, 2019, between **GARY R. COBB and CLAUDETTE G.K. COBB**, husband and wife, whose mailing address is 720 Keller Road, Fort Meade, Florida 33841, (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 2019 and subsequent years.

**This Property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.**

**IN WITNESS WHEREOF**, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

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

**GRANTOR:**  
**GARY R. COBB and CLAUDETTE G.K. COBB**, husband and wife

Adams Vrana  
First Witness Signature  
Adams Vrana  
First Witness Printed Name  
As to Both

Gary R Cobb  
Grantor Signature  
GARY R. COBB  
Grantor Printed Name

Alias Francois  
Second Witness Signature  
Alias Francois  
Second Witness Printed Name  
As to Both

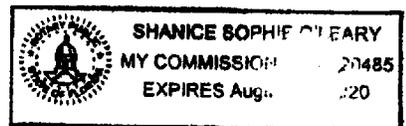
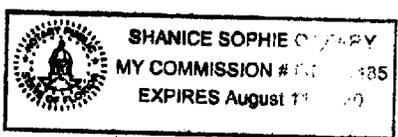
Claudette G.K Cobb  
Grantor Signature  
CLAUDETTE G-K COBB  
Grantor Printed Name

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2019, by GARY R. COBB and CLAUDETTE G.K. COBB, husband and wife, who () is personally known to me or () who has produced \_\_\_\_\_ as identification.

Affix seal below:

Shanice S. O'Leary  
Notary Public Signature  
Shanice S. O'Leary  
Printed Name  
66020485  
Commission Number  
8-11-2020  
Expiration Date



J:\734\Dwgs\LS\734\_LS06\_LOT 1.dwg - Dec 07, 2018 @ 12:02pm - Bdrinkwater

## Exhibit "A"

### THIS IS NOT A SURVEY

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITH THE BENEFIT OF TWO 20 YEAR TITLE SEARCH REPORTS PREPARED BY AMERICAN GOVERNMENT SEARCH CORPORATION, SEARCH NUMBERS 28981-1 AND 28981-2. THE LEGAL DESCRIPTION SHOWN HEREON IS PER SAID TITLE SEARCH REPORTS.

BEARINGS ARE BASED UPON THE SOUTH RIGHT-OF-WAY OF 69TH ST CT E, BEING S 89° 28' E ACCORDING TO THE ABOVE REFERENCED TITLE SEARCHES.

#### LEGAL DESCRIPTION:

##### PARCEL A

Commence at the Northwest corner of Block 24, RUBONIA SUBDIVISION, as per plat thereof, recorded in Plat Book 2, Page 42, of the Public Records of Manatee County, Florida; thence run South 89° 28' East along the South right-of-way of 69th STREET COURT EAST, 349.2 feet for the Point of Beginning; thence continue South 89° 28' East along said right-of-way 50 feet to the Northeast corner of Lot 1, Block 22, of said RUBONIA SUBDIVISION, thence South, parallel to the East line of Block 22, a distance of 158 feet to the South line of said RUBONIA SUBDIVISION; thence North 89° 28' West along said South line, 50 feet; thence North 158 feet to the Point of Beginning.

Together with;

##### PARCEL B

Commence at the Northwest corner of Block 24, RUBONIA SUBDIVISION, as per plat thereof, recorded in Plat Book 2, Page 42, of the Public Records of Manatee County, Florida; thence South 89° 28' East along the South right-of-way of 69th STREET COURT EAST, 299.2 feet to the Northwest corner of Lot 9, of said Block 24, for a Point of Beginning; thence continue South 89° 28' East along said right-of-way 50 feet; thence South, parallel to the East line of Block 22, of said RUBONIA SUBDIVISION, 158 feet to the South line of said Block 24; thence North 89° 28' West along said South line, 50 feet to the Southwest corner of said Lot 9, Block 24; thence North along the West line of said Lot 9, 158 feet to the Point of Beginning.

Less Portion Recorded in Official Records Book 2184, Page 6186, of the Public Records of Manatee County, Florida.

NOTE: THE GEOMETRY SHOWN HEREON IS PER THOSE CERTAIN 20 YEAR TITLE SEARCH REPORTS PREPARED BY AMERICAN GOVERNMENT SERVICES CORPORATION, SEARCH NUMBERS 28981-1 AND 28981-2, AND THE PLAT OF RUBONIA RESUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 42, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA (SHOWN HEREON AS (P)), ALONG WITH RECORD DOCUMENTS AS NOTED HEREIN, AND IS SUBJECT TO AN ACCURATE FIELD BOUNDARY SURVEY.

PREPARED FOR:

**MANATEE COUNTY**

SHEET DESCRIPTION:

**LOT 1 AND RAILROAD, PB 2, PG 42**

SCALE: NONE	DATE: 12-5-2018	DRAWN: DES	CALCED: BGD	CHECKED: BGD
JOB No.: 577-0041	EPN: 734	SECTION: 25	TOWNSHIP: 33 S	RANGE: 17 E

SEE SHEET 1 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 FOR SKETCH AND LEGEND

REV. 1: 12-7-2018



**FLORIDA DESIGN  
 CONSULTANTS, INC.**

— THINK IT. ACHIEVE IT. —

3030 STARKEY BOULEVARD, NEW PORT RICHEY, FLORIDA 34655  
 PHONE: (800) 532-1047 FAX: (727) 848-3648 WWW.FLDESIGN.COM L.S. NO.6707

NOT VALID WITHOUT THE SIGNATURE  
 AND THE ORIGINAL RAISED SEAL OF A FLORIDA  
 LICENSED SURVEYOR AND MAPPER.

12-7-18  
**JARED T. PATENAUDE**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE NUMBER LS 6971  
 STATE OF FLORIDA

J:\734\Dwgs\LS\734\_LS06\_LOT 1.dwg - Dec 07, 2018 @ 12:02pm - Bdrinkwater

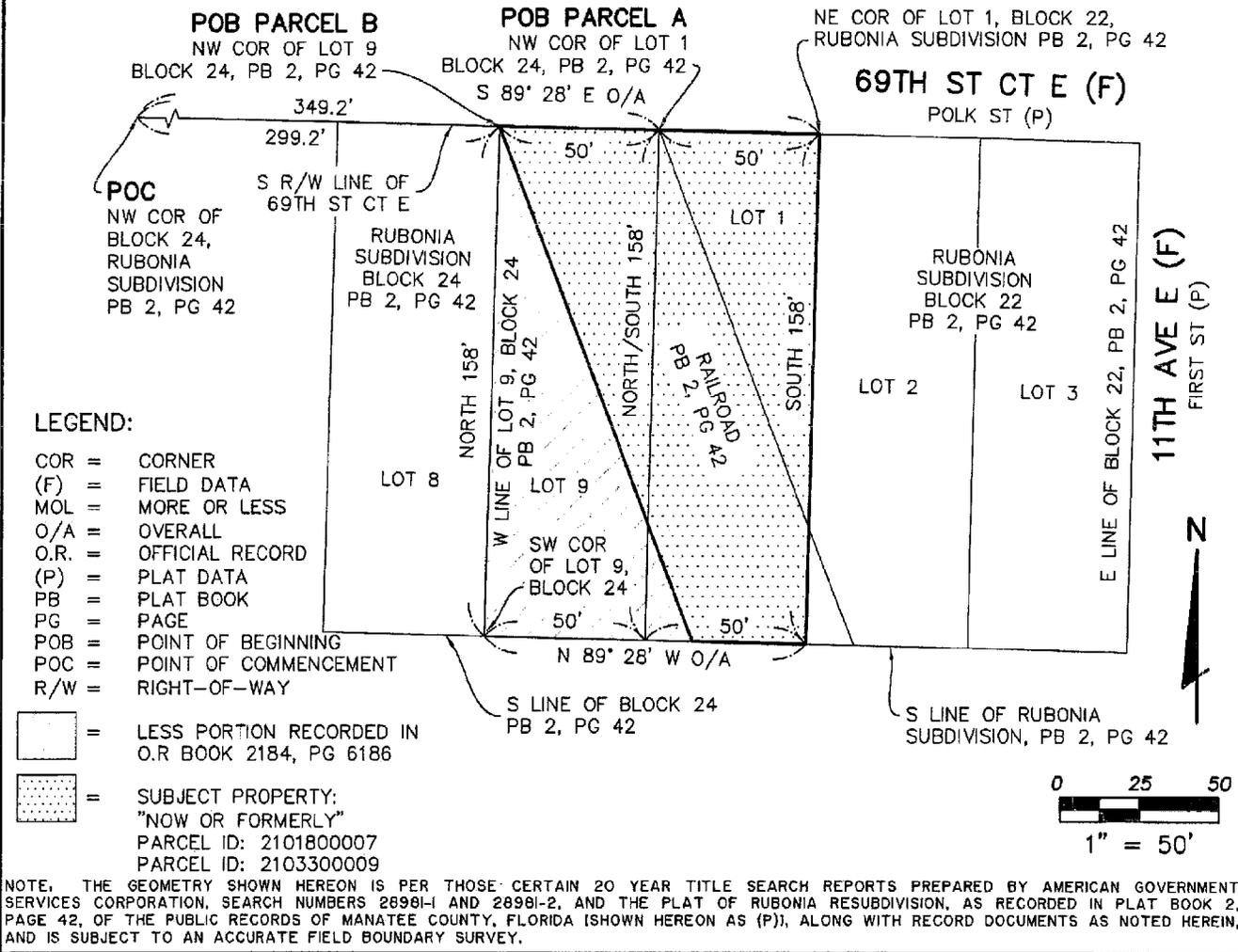
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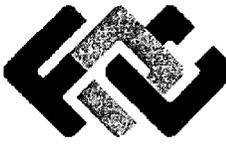
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PREPARED FOR: **MANATEE COUNTY**

SHEET DESCRIPTION: **LOT 1 AND RAILROAD, PB 2, PG 42**

SCALE: 1" = 50'	DATE: 12-5-2018	DRAWN: DES	CALCED: BGD	CHECKED: BGD	SEE SHEET 1 FOR LEGAL DESCRIPTION SEE SHEET 2 FOR SKETCH AND LEGEND
JOB No.: 577-0041	EPN: 734	SECTION: 25	TOWNSHIP: 33 S	RANGE: 17 E	REV. 1: 12-7-2018



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