

THIS INSTRUMENT PREPARED BY:
Denise Escobosa, Consultant Project Manager
Independence Acquisition and Appraisal, LLC
On behalf of Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Ste. 800
Bradenton, FL 34205

PROJECT NAME: 44th Ave East
PROJECT NO: 6086960
PARCEL NO: 113
PID NO: 1697300159

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

CORRECTIVE WARRANTY DEED

This Corrective Warranty Deed is made to correct the Warranty Deed recorded on October 31, 2017, as Instrument No. 201741103276 in Official Records Book 2699 at Page 705, in the public records of Manatee County, Florida. The notary acknowledgement did not indicate identification used to verify identity of Grantor.

THIS INDENTURE, made and entered into this 12th day of January, 2017, between **MARY FRANCES SCHULTZ**, a single person, whose mailing address 683 28th Avenue East, Bradenton, Florida 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 2017 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 ACKNOWLEDGEMENT APPEAR ON FOLLOWING PAGE.



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

GRANTOR:

Mary Frances Schultz, a single person

Ramon Remijio
First Witness Signature

RAMON REMIJIO
First Witness Printed Name

M Frances Schultz
Signature

MARY FRANCES SCHULTZ
Grantor Printed Name

Joan M. Kellett
Second Witness Signature

JOAN M. KELLETT
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 12th day of January, 2018, by Mary Frances Schultz, a single person, who is personally known to me or _____ who has produced _____ as identification.

Affix seal below:



Terry Remijio
Notary Public Signature

TERRY REMIJIO
Printed Name

GG 073421
Commission Number

June 15, 2021
Expiration Date

NE 1/4, Section 9, Township 35 South, Range 18 East
 Manatee County, Florida

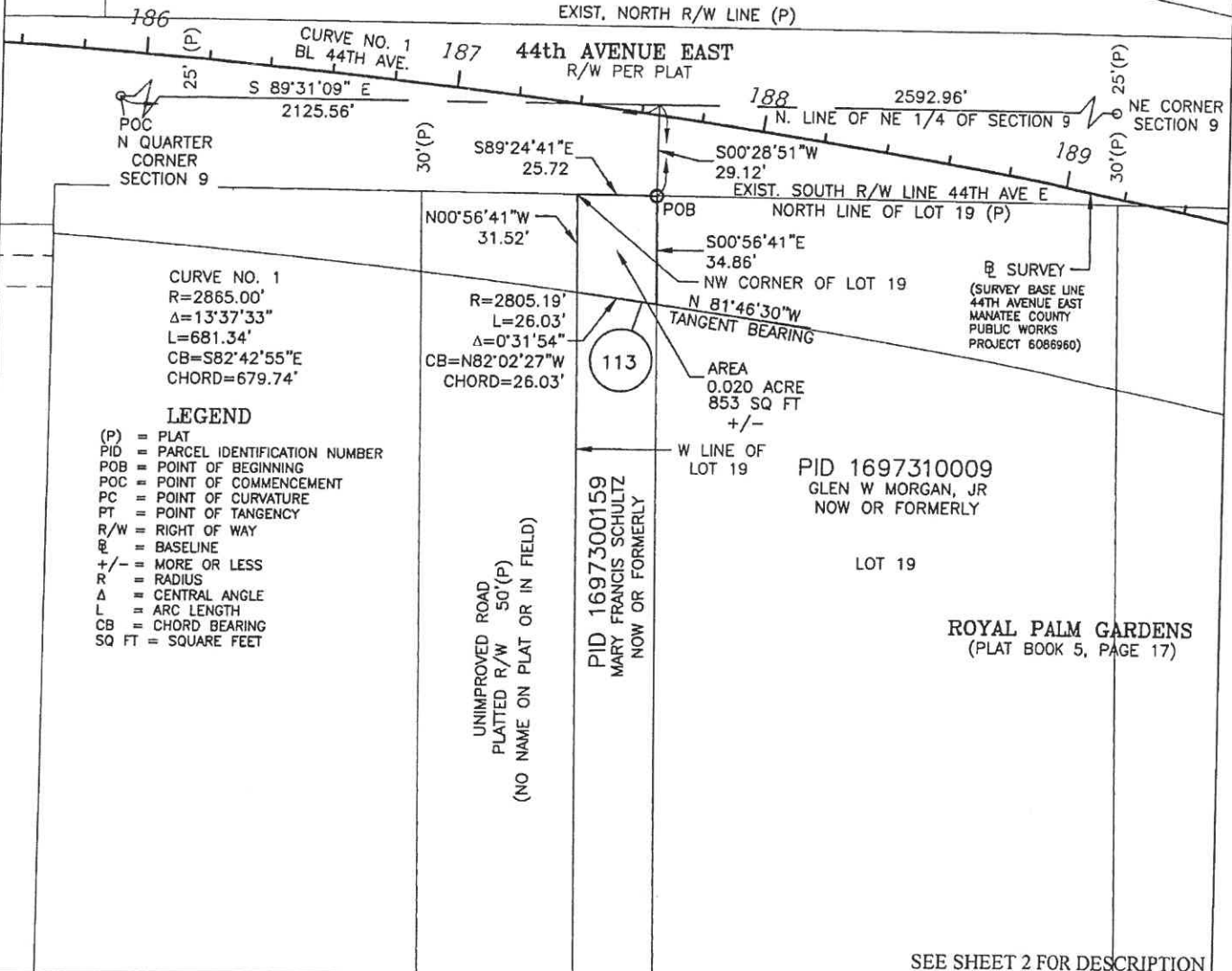
Exhibit "A"

Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY PUBLIC WORKS
 PROJECT NUMBER 6086960

(NOT A SURVEY)

Scale: 1" = 50'



LEGEND

(P) = PLAT
 PID = PARCEL IDENTIFICATION NUMBER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 R/W = RIGHT OF WAY
 BL = BASELINE
 +/- = MORE OR LESS
 R = RADIUS
 Δ = CENTRAL ANGLE
 L = ARC LENGTH
 CB = CHORD BEARING
 SQ FT = SQUARE FEET

SEE SHEET 2 FOR DESCRIPTION

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 9, Township 35 South, Range 18 East

Drawing Date: 1/9/17

