THIS INSTRUMENT PREPARED BY:
Chris Munyon, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Ave West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Lorraine Road – Rangeland Parkway
PROJECT NO: 6093860
PID NO: 581910353

SPACED ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this __/__/2019, between BELLA TERRA HOLDINGS, LLC, a Florida limited liability company, whose mailing address is 4941 Bokkeia Circle, 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).

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 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 caused these presents to be executed in its name and its seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURES AND ACKNOWLEDGEMENTS APPEAR ON FOLLOWING PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law:

GRANTOR:
BELLA TERRA HOLDINGS, LLC a Florida limited liability company
By: [Signature]
As: Manager
Title

[Printed Name]

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 4th day of December 2019, by PAULO R. BARBOSA, as Manager of BELLA TERRA HOLDINGS, LLC, on behalf of said company, who ______ is personally known to me or X who has produced Florida drivers license as identification.

Affix seal below:

[Notary Public Signature]
Michelle Star Londke
Printed Name
Commission Number 66 360968
Expiration Date 08/04/2023
LEGAL DESCRIPTION:

A PORTION OF LAND LING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2502, PAGE 7148 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE RUN SOUTH 89°20'38" EAST ALONG THE NORTH LINE OF SAID SECTION 15, A DISTANCE OF 1363.64 FEET TO A POINT ON THE EAST LINE OF THE MAINTAINED RIGHT OF WAY OF LORRAINE ROAD (A MAINTAINED RIGHT OF WAY PER ROAD PLAT BOOK 5, PAGES 190 THROUGH 217, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA); THENCE RUN SOUTH 00°05'34" EAST ALONG SAID EAST MAINTAINED RIGHT OF WAY, A DISTANCE OF 1917.94 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST MAINTAINED RIGHT OF WAY, RUN NORTH 89°54'26" EAST, A DISTANCE OF 42.00 FEET; THENCE RUN SOUTH 00°05'34" EAST, A DISTANCE OF 81.42 FEET TO A POINT ON THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 2502, PAGE 7148; THENCE RUN NORTH 89°31'20" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 42.00 FEET TO A POINT ON AFORESAID EAST MAINTAINED RIGHT OF WAY, THENCE RUN NORTH 00°05'34" WEST ALONG SAID EAST MAINTAINED RIGHT OF WAY, A DISTANCE OF 81.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,411 SQUARE FEET (0.078 ACRES) MORE OR LESS.

SURVEY NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SECTION 15, BEING SOUTH 89°20'38" EAST.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP, ADJOINERS OR OTHER INSTRUMENTS OF RECORD.

3. THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

4. THIS IS NOT A BOUNDARY SURVEY.

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

PREPARED FOR:

LAKESIDE MANATEE RANCH
STEWARDSHIP DISTRICT
SCHROEDER-MANATEE RANCH, INC.

2201 CANTU COURT SUITE 107
SARASOTA, FLORIDA 34232
PHONE: 941.702.9670
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

DATE: 11/12/19
REV DATE: 03/26/19
SCALE: N/A
DRAWN BY: RMS
CHECKED BY: RSS
EXHIBIT "A"

POINT OF COMMENCEMENT
NW CORNER OF
SECTION 15-35-19

LORRAINE ROAD
(600 FT. MAINTAINED R/W)
ROAD PB S.PGS 190-217

LEGEND:

NOW OR FORMERLY:
PARCEL ID: 581910403
OWNER: BELLA TERRA HOLDINGS, LLC
ADDRESS: 5505 LORRAINE ROAD
ORB 2502, PG 7148

NOW OR FORMERLY:
PARCEL ID: 581910351
OWNER: TRAVEL IMAGINATION, LLC
ADDRESS: 5517 LORRAINE ROAD
ORB 2570, PG 4757

N89°54'26"E
42.00'

N89°31'20"W
42.00'

SHEET 2 OF 2
(SEE SHEET 1 FOR DESCRIPTION OF SKETCH)

SKETCH OF DESCRIPTION ONLY. THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION

-OF-
A PORTION OF LAND BEING
LOCATED IN SECTION 15,
TOWNSHIP 35 SOUTH,
RANGE 19 EAST.

Dewberry

2201 CANTU COURT SUITE 107
SARASOTA, FLORIDA 34232
PHONE: 941.702.9670
WWW.DEBWERRY.COM

PREPARED FOR:

LAKewood RANCH
STEWARDSHIP DISTRICT
SCHROEDER-MANATEE RANCH, INC.

DATE: 11/12/18
REV DATE: 02/26/19
SCALE: 1" = 30'
PROJ 50900479
DRAWN BY: RSS
CHECKED BY: RSS

MANATEE COUNTY
FLORIDA

CERTIFICATE OF AUTHORIZATION NO. LB 8011