WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of Dec., 2019, between TRAVEL IMAGINATION, LLC, a dissolved Florida limited liability company, and TRAVEL IMAGINATION LLC, a Florida limited liability company, whose mailing address is 6603 Coopers Hawk Court, Lakewood Ranch, Florida 34202, (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 whomesoever 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 hereunto 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:
TRAVEL IMAGINATION, LLC, a dissolved Florida limited liability company
By:
Signature
As: Authorized Member
Title

ROLF NIELSEN
Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11th day of December, 2019, by ROLF NIELSEN, as Authorized Member of TRAVEL IMAGINATION, LLC, a dissolved Florida limited liability company who__________is personally known to me or _______ who has produced ________ as identification.

Affix seal below:

Notary Public Signature

Printed Name

Commission Number

Expiration Date
GRANTOR:
TRAVEL IMAGINATION LLC, a
Florida limited liability company

By: 
Signature

As: Authorized Member
Title

ROLF NIELSEN
Printed Name

First Witness Signature
Cameron Thompson
First Witness Printed Name

Second Witness Signature
LaBelle
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 11th day of December, 2019, by ROLF NIELSEN, as Authorized Member of TRAVEL IMAGINATION LLC, a Florida limited liability company who is personally known to me or who has produced as identification.

Affix seal below:

Kimberly A. Wilson
Notary Public, State of Florida
Commission No. FF 961019
My commission expires Feb. 27, 2020

Printed Name
Kimberly A. Wilson
Commission Number
FF 961019
Expiration Date
February 27, 2020
LEGAL DESCRIPTION:
A PORTION OF LAND LYING IN SECTION 15, TOWNSHIP 35 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2570, PAGE 4757 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 1998.93 FEET TO A POINT ON THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 2570, PAGE 4757 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST MAINTAINED RIGHT OF WAY, RUN SOUTH 89°31'20" EAST ALONG SAID NORTH LINE, A DISTANCE OF 42.00 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°05'34" EAST, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF SAID OFFICIAL RECORDS BOOK 2570, PAGE 4757; 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 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 840 SQUARE FEET (0.019 ACRES) MORE OR LESS.

SURVEY NOTES:
1. BEARINGS SHOWN HEREOF ARE BASED ON THE NORTH LINE OF SECTION 15, BEING SOUTH 89°20'38" EAST.
2. LANDS SHOWN HEREOF 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 SURVEYORS AND MAPPERS IN RULE 5J17.050-.052, FLORIDA ADMINISTRATIVE CODE.
4. THIS IS NOT A BOUNDARY SURVEY.

SKETCH OF DESCRIPTION

OF

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

Dewberry

PREPARED FOR:

2201 CANTU COURT SUITE 107
SARASOTA, FLORIDA 34232
PHONE: 813.702.9870
WWW.DEWBERRY.COM
CERTIFICATE OF AUTHORIZATION NO. LB 8011

DATE: 11/12/18
REV DATE: 02/26/19
SCALE: N/A
DRAWN BY: RDR
CHECKED BY: RDR

MANATEE COUNTY FLORIDA

LAKESWOOD RANCH STEWARDSHIP DISTRICT
SCHROEDER-MANATEE RANCH, INC.
EXHIBIT "A"

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

NOW OR FORMERLY:
PARCEL ID: 5B1910403
OWNER: BELLA TERRA HOLDINGS, LLC
ADDRESS: 5505 LORRAINE ROAD
ORB 2502, PG 7148

NOW OR FORMERLY:
PARCEL ID: 5B1910353
OWNER: TRAVEL IMAGINATION, LLC
ADDRESS: 5517 LORRAINE ROAD
ORB 2570, PG 4757

NOW OR FORMERLY:
PARCEL ID: 5B1910106
OWNER: SMR NORTHEAST, LLC
ADDRESS: 5525 LORRAINE ROAD
ORB 2697, PG 1663

LEGEND:

LINE BREAK
R/W
RIGHT OF WAY
ID
IDENTIFICATION
ORD
OFFICIAL RECORDS BOOK
PR
PLAT BOOK
PS
PAGES
SF
SQUARE FEET
AC
ACRES
±
CHANGE IN DIRECTION
MORE OR LESS

POINT OF BEGINNING
S89'31"E 42.00'
N89'31"W 42.00'
33.00' 33.00'

N. LINE OF
ORB 2570, PG 4757

S. LINE OF
ORB 2570, PG 4757

EAST MAINTAINED R/W
ROAD PLS. 190'-271'

LORRAINE ROAD
N00'05"54'W 20.00'

N89'31"W 42.00'
EAST MAINTAINED R/W
NO SUBDIVISION

840 SF ±
0.019 AC ±

DATE: 11/12/08
REV DATE: 02/28/09
SCALE: 1" = 20'

PREPARED FOR:
LAKEWOOD RANCH
STEWARDSHIP DISTRICT
SCHRADER-MANATEE RANCH, INC.

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

MANATEE COUNTY   FLORIDA

DRAWN BY: ROH
CHECKED BY: RSS