

THIS INSTRUMENT PREPARED BY:
Charles Meador, Real Property Specialist
Manatee County Government
Property Management Department, Property Acquisition Division
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Lake Club Water and Sewer Utility Turnover

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared Rex E. Jensen, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. Lakewood Ranch Stewardship District, an independent special district created by Local Bill No. 1429, codified at Chapter 2005-338, Laws of Florida, as amended (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Chairman of Grantor and I make this affidavit with the authority of and on behalf of grantor.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.

9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible or any unpaid or unsatisfied mortgages, claims of lien, or other matters that constitute or could constitute a lien or encumbrance against the Property or any improvements on it or any part of it or against any personal property located on it. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

12. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner.

13. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

14. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

15. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, conveyances, mortgages or adverse interests affecting title to the Property, except the following:

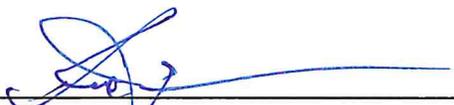
- a) Lien upon the land by virtue of Benefit Special Assessments levied by the Lakewood Ranch Stewardship District.

16. The Grantor's Taxpayer Identification Number is 76-0798690.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to accept a Permanent Utility Easement.

18. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

Rex E. Jensen



Signature

Sworn to (or affirmed), acknowledged and subscribed before me this 10th day of June, 2019, by Rex E. Jensen, who is personally known to me or _____ has produced _____ as identification.

Affix seal below:



Notary Public Signature

Tamara Harris

Printed Name

Commission Number

Expiration Date

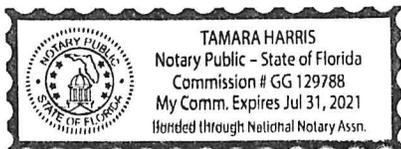


EXHIBIT "A"
LAKE CLUB, PHASES I AND II
UTILITY TURNOVER

DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

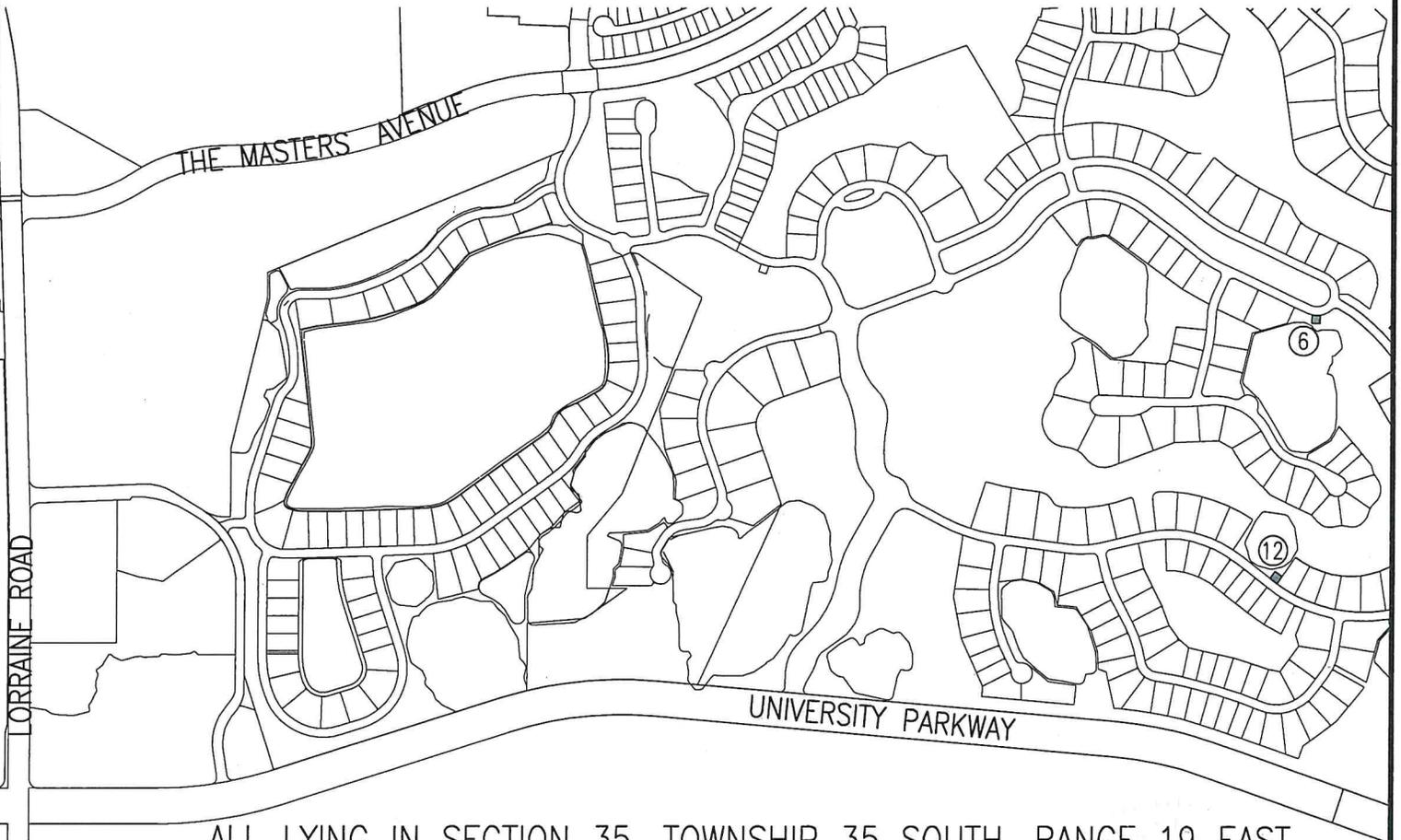
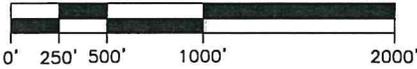
All wastewater mains, manholes, valves, force mains, tees, bends, joints, lift station(s), facilities and appurtenances thereto, along with all potable water lines, fire hydrants, pipes, valves, tees, bends, joints and appurtenances thereto lying within the following described tracts:

- ①⑥ Lift Station #2 (located at 16310 Clearlake Avenue) – That portion of Tract 505D, Lake Club, Phase I, recorded in Plat Book 47, Pages 21 through 58 of the Public Records of Manatee County, Florida, which is designated as Lift Station Easement on sheet 34 of 38.
- ①② Lift Station #3 (located at 16211 Baycross Drive) – That portion of Tract 505D, Lake Club, Phase I, recorded in Plat Book 47, Pages 21 through 58 of the Public Records of Manatee County, Florida, which is designated as Lift Station Easement on sheet 24 of 38.

SEE SHEET 2 FOR DETAILS



SCALE: 1"=1000'



ALL LYING IN SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA

NOTES:

1. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
2. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.

[Signature]
 Robert R. Cunningham, P.S.M.
 Florida Registration No. 3924
 Date of Signature: 6/04/2019

FOR: LAKEWOOD RANCH STEWARDSHIP DISTRICT
 May 21, 2019 - 09:10:39 BCUNNINGHAM\N:\2156\active\215600156\survey\drawing\301-CCE\LAKE CLUB\sketch-desc\215600156-spsk02_LakewoodRanchStewardshipDistrict.dwg

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF TRACTS OF LANDS LOCATED IN
 LAKE CLUB PHASES I & II FOR UTILITY TURNOVER
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



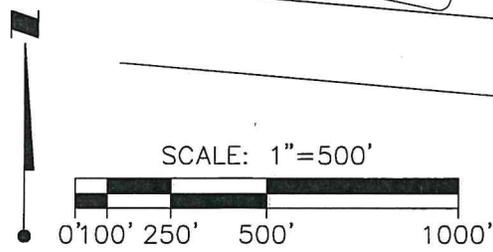
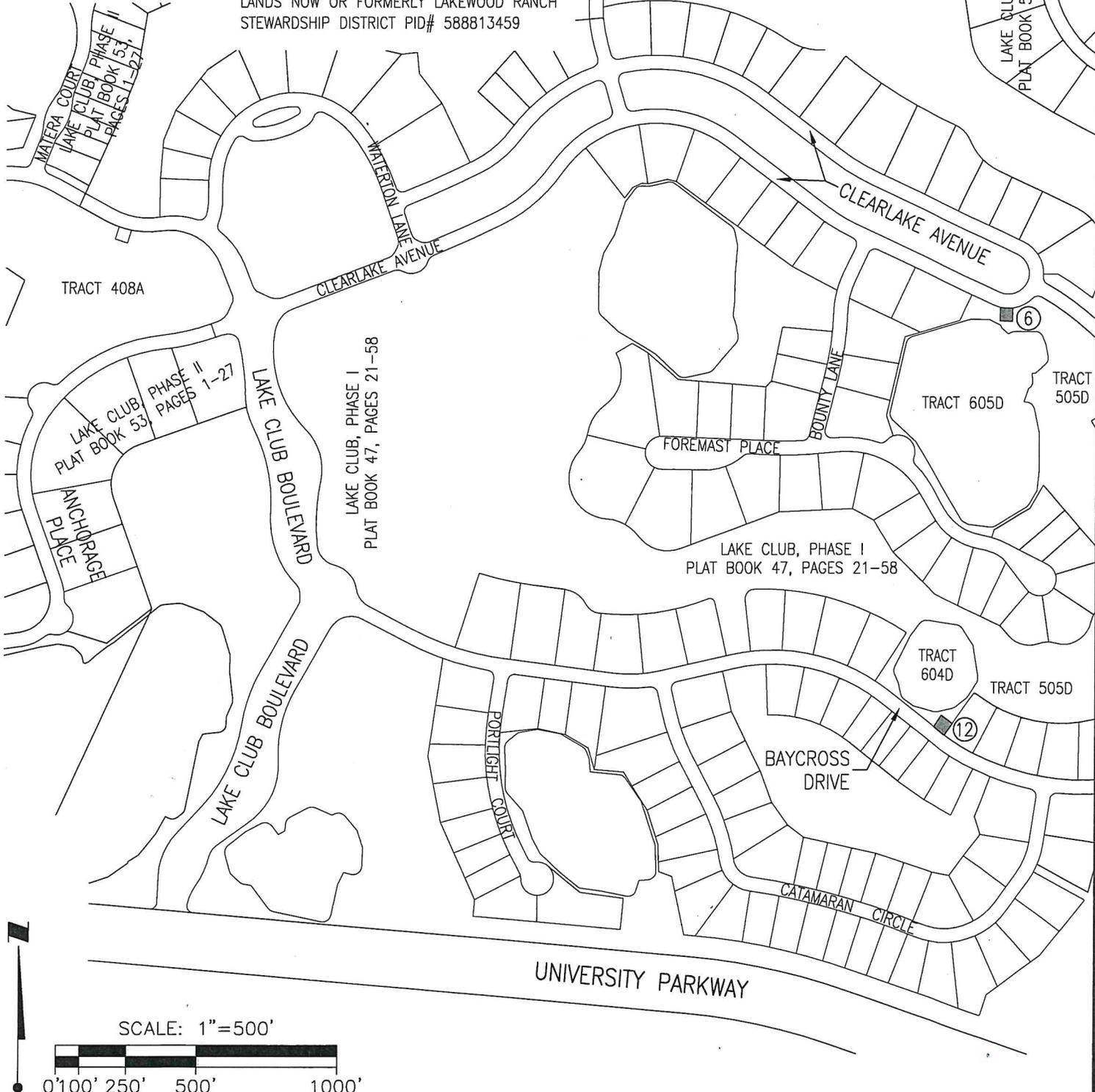
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TASK CODE: 420	DRAWN BY: HJC	CHKED BY: RRC	CAD FILE: 215600156-spsk02	PROJECT NO: 215612847	SHEET 1 OF 2	DRAWING INDEX NO: A215600156-spsk02*	REV:
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EXHIBIT "A"
LAKE CLUB,
PHASES I AND II
UTILITY TURNOVER

- ⑥ LANDS NOW OR FORMERLY LAKEWOOD RANCH
STEWARDSHIP DISTRICT PID# 588813459
- ⑫ LANDS NOW OR FORMERLY LAKEWOOD RANCH
STEWARDSHIP DISTRICT PID# 588813459



SEE SHEET 1 FOR OVERALL VIEW AND DESCRIPTIONS

FOR: LAKE CLUB HOMEOWNERS ASSOCIATION, INC.
 May 21, 2019 - 09:10:39 BCUNNINGHAM\V:\2156\active\215600156\survey\drawing\301-CCE\LAKE CLUB\sketch-desc\215600156-spsk02_LakewoodRanchStewardshipDistrict.dwg

This is NOT a Survey and Not valid without all sheets.

SKETCH & DESCRIPTION OF TRACTS OF LANDS LOCATED IN
 LAKE CLUB PHASES I & II FOR UTILITY TURNOVER
 SECTION 35, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
 MANATEE COUNTY, FLORIDA



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