

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Real Property Specialist
On Behalf of Property Acquisition Division
Manatee County Property Management
1112 Manatee Avenue West
Bradenton, FL 34205

PROJECT NAME: Erie Road - US 301 to 69th St E (N-S)
PROJECT NO: 307-6082860
PID NO: 741010489 **OWNER TYPE: G22**

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 18 day of MAY, 2020, between **JEFFREY T. CORBRAN AND SHELLY M. CORBRAN**, husband and wife, whose mailing address is 8525 Erie Court East, Parrish, Florida 34219, (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.

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:

JEFFREY T. CORBRAN, husband

Jesenia Nieto
First Witness Signature

Jesenia Nieto
First Witness Printed Name

Jeffrey T. Corbran
Signature

Jeffrey T. Corbran
Grantor Printed Name

Jessica F. Johnson
Second Witness Signature

Jessica F. Johnson
Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2020, by Jeffrey T. Corbran, husband, who is personally known to me or who has produced FL DL as identification.

Affix seal below:



Kelly Cardella
Notary Public Signature

Kelly Cardella
Printed Name

GG 913021
Commission Number

11/05/2023
Expiration Date

GRANTOR:

SHELLY M. CORBRAN, wife

Jesenia Nieto
First Witness Signature

Jesenia Nieto
First Witness Printed Name

Shelly M Corbran
Signature

Shelly M Corbran
Grantor Printed Name

Jessica F Johnson
Second Witness Signature

Jessica F Johnson
Second Witness Printed Name

STATE OF Florida
COUNTY OF manatee

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of May, 2020, by Shelly M. Corbran, wife, who is personally known to me or who has produced FL DL as identification.

Affix seal below:



Kelly Cardella
Notary Public Signature

Kelly Cardella
Printed Name

GG 913021
Commission Number

11/05/2023
Expiration Date

DESCRIPTION:

A PORTION OF TRACT 14 OF TAMIAMI FARMS, A SUBDIVISION AS PER PLAT THEREOF RECORDED PLAT BOOK 5, PAGE 9 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING IN SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 14; THENCE N 89°37'31" E, ALONG THE NORTH LINE OF SAID TRACT 14, A DISTANCE OF 26.75 FEET; THENCE S 69°07'49" W, A DISTANCE OF 28.56 FEET TO AN INTERSECTION WITH THE EAST MAINTAINED RIGHT-OF-WAY LINE OF ERIE ROAD AS RECORDED IN ROAD PLAT BOOK 12, PAGE 137 OF SAID PUBLIC RECORDS; THENCE N 00°22'29" W, ALONG SAID EAST MAINTAINED RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 134 SQUARE FEET, MORE OR LESS.

**RIGHT-OF-WAY
ERIE ROAD**

BEING A PORTION OF TRACT 14
OF TAMIAMI FARMS, PLAT BOOK 5, PAGE 9

LOCATED IN
SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

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T:\MANATEE\Erie Road\PARCEL-2018\DESCRIPTIONS\Corbran.docx
T:\MANATEE\Erie Road\PARCEL-2018\Corbran.dwg (bernie) #43296

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

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA", CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY: Brandon Lauster
BRANDON LAUSTER, P.S.M.
FLORIDA CERTIFICATE No. LS 7219
DATE OF CERTIFICATION: 5/30/2019

**RIGHT-OF-WAY
ERIE ROAD**
PARCEL ID No. 741010489

STATION
75+00

LEGEND:

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- R.P.B. ROAD PLAT BOOK
- PG. PAGE
- SQ.FT. SQUARE FEET
- N.W. NORTHWEST
- ± MORE OR LESS

 SITE (134 SQ.FT. ±)



SCALE: 1" = 20'



STATION
75+00

SURVEY BASE LINE N 00° 22' 35" W

ERIE ROAD

ERIE COURT
(30' PLATTED R/W)

P.O.B.
N.W. CORNER
OF TRACT 14

N 89° 37' 31" E
26.75'

SOUTH PLATTED R/W LINE
NORTH LINE OF TRACT 14

N 00° 22' 29" W
10.00'

S 69° 07' 49" W
28.55'

TAMIAMI FARMS
A SUBDIVISION
PLAT BOOK 5, PAGE 9

TRACT 14

PARCEL ID 741010489
NOW OR FORMERLY

EAST MAINTAINED
R/W LINE (R.P.B.
12, PG. 137)

RIGHT-OF-WAY
ERIE ROAD

BEING A PORTION OF TRACT 14
OF TAMIAMI FARMS, PLAT BOOK 5, PAGE 9

LOCATED IN

SECTION 2, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

DATE: 5/30/2019

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 DOCUMENT IN COMPLIANCE WITH F.S. CHAPTER 119.
 T:\MANATEE\Erie Road\PARCEL-2018\Corbran.dwg (bernie) #43295

NOTES:

1. BEARINGS ARE BASED ON THE SURVEY BASELINE OF ERIE ROAD OF THE MAINTAINED RIGHT-OF-WAY MAPS AS RECORDED IN ROAD PLAT BOOK 12, PAGE 137 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00° 22' 35" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

RIGHT-OF-WAY
ERIE ROAD
PARCEL ID No. 741010489