

THIS INSTRUMENT PREPARED BY:

Victoria Rosenbecker, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205



PROJECT NAME: 26th Street West - Force Main 33A
PROJECT NO: 6097880
PID NO: 4997800000

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **DARRELL M. GILLETT**, an individual, 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. I am 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 have full authority to sell or encumber the Property.
3. I have sole and exclusive possession of the Property.
4. Neither my 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.
5. No person or entity other than myself 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.
6. There are no disputes concerning the location of the boundary lines of the Property.
7. I have 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.

8. 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 I am 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 my possession, I shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

9. 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.

10. 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 me in the courts of Manatee County, Florida, or any other courts.

11. There are no matters pending against me 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 I have 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.

12. 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.

13. 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 me during the past **NINETY (90)** days.

14. 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. Mortgage recorded July 1, 2016 in Official Records Book 2627, Page 4119 of the Public Record of Manatee County, Florida.
- B. Mortgage recorded July 1, 2016 in Official Records Book 2627, Page 4134 of the Public Record of Manatee County, Florida

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

16. 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.

DARRELL M. GILLETT

Darrell M. Gillett

Signature

STATE OF Florida
COUNTY OF Manatee

Sworn to (or affirmed), acknowledged and subscribed before me by means of physical presence or online notarization this 5th day of March, 2020, by DARRELL M. GILLETT, who is personally known to me or who has produced Florida Drivers License as identification.

Affix seal below:

[Signature]

Notary Public Signature

Charles Meador

Printed Name

66218737

Commission Number

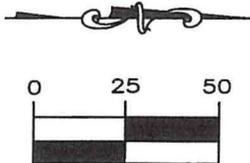
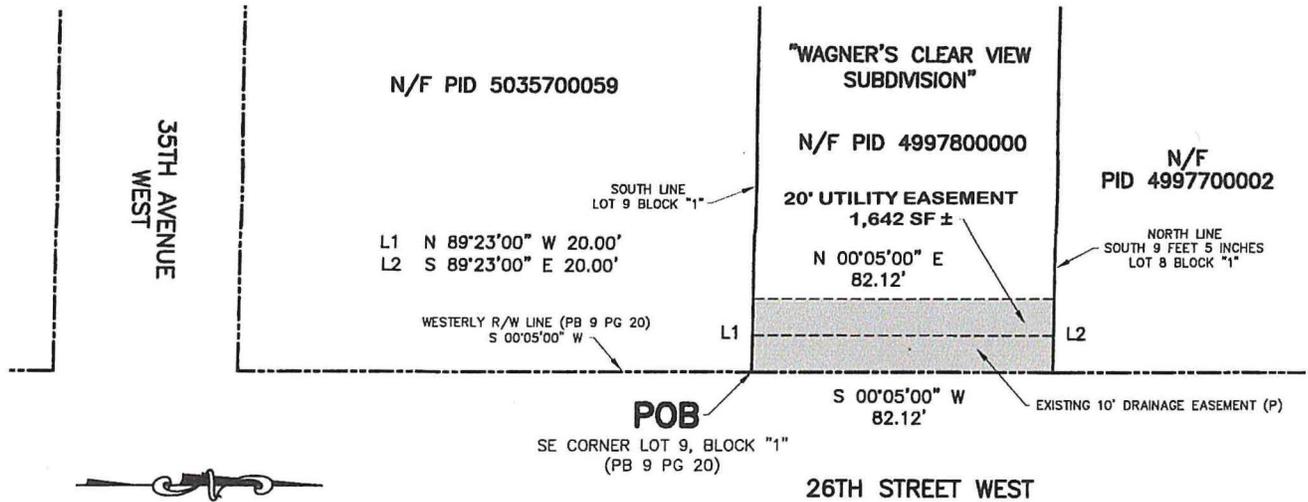
August 25, 2022

Expiration Date



SKETCH

EXHIBIT "A"



DESCRIPTION

BEGIN AT THE SOUTHEAST CORNER OF LOT 9, BLOCK "1" AS SHOWN AND DESIGNATED ON A PLAT ENTITLED "WAGNER'S CLEAR VIEW SUBDIVISION" RECORDED AMONG THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN PLAT BOOK 9, PAGE 20; THENCE ALONG THE SOUTH LINE OF SAID LOT 9, N 89°23'00" W, A DISTANCE OF 20.00 FEET; THENCE N 00°05'00" E, A DISTANCE OF 82.12 FEET TO THE NORTH LINE OF THE SOUTH 9 FEET 5 INCHES OF LOT 8, BLOCK "1" OF AFORESAID PLAT; THENCE ALONG SAID NORTH LINE, S 89°23'00" E, A DISTANCE OF 20.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF 26TH STREET WEST PER AFORESAID PLAT; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, S 00°05'00" W, A DISTANCE OF 82.12 FEET TO THE POINT OF BEGINNING.

CONTAINING A DESCRIBED AREA OF 1,642 SQUARE FEET MORE OR LESS.

ABBREVIATIONS

- RW RIGHT-OF-WAY
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- PG PAGE
- SF SQUARE FEET
- PID PARCEL IDENTIFICATION
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- N/F NOW OR FORMERLY
- +/- MORE OR LESS
- (P) PLAT

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. BEARINGS ARE BASED ON THE WESTERLY R/W LINE OF 26TH STREET WEST BEING S 00°05'00" W.
3. A TITLE COMMITMENT NUMBERED 506804 DATED 08/21/19 WAS PROVIDED BY STEWART TITLE GUARANTY COMPANY FOR THE SUBJECT PROPERTY.

(Signature)
RUSSELL P. HYATT, P.S.M.
 Florida Surveyor's Registration. No. LS 5303
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SKETCH & DESCRIPTION PID 4997800000 20' UTILITY EASEMENT MANATEE COUNTY, FLORIDA		Hyatt Survey Services, Inc. LB No.: 7203 Geographic Data Specialists 2012 Lena Road Bradenton, Florida 34211 Phone (941) 748-4693 Fax (941) 744-1643				
JOB NUMBER 19-2365	SECTION 3, TOWNSHIP 35 SOUTH, RANGE 17 EAST	SCALE 1"=50'	DATE 12/2019	DRAWN BY JM	FILE NAME FM33A-2	SHEET 1 OF 1