

**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: Take 5 Oil Change Right of Way  
PID NO: 4920800002  
OWNER TYPE: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

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**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 20 day of April, 2020, between **CORTEZ RD TAKE 5 LLC**, a Florida limited liability company, whose mailing address is 3519 Universal Plaza, New Port Richey, Florida 34652 (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 2020 and subsequent years.

**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 agent thereunto duly authorized, 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:**  
**CORTEZ RD TAKE 5 LLC**, a Florida limited liability company

*Emily Gasner*

First Witness Signature

*Emily Gasner*

First Witness Printed Name

*[Signature]*

Second Witness Signature

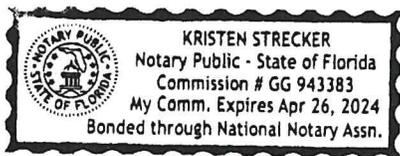
Second Witness Printed Name

By: *[Signature]*  
Paul Gasner, Manager

STATE OF Florida  
COUNTY OF Pinellas

Sworn to (or affirmed), acknowledged and subscribed before me by means of  physical presence or  online notarization this 20<sup>th</sup> day of April, 2020, by Paul Gasner, as Manager of Cortez Rd Take 5 LLC, a Florida limited liability company, on behalf of said company, who  is personally known to me or who  has produced \_\_\_\_\_ as identification.

Affix seal below:



*[Signature]*

Notary Public Signature

*Kristen J. Strecker*

Printed Name

GG 943383

Commission Number

April 26, 2024

Expiration Date

SKETCH OF DESCRIPTION  
(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 35 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, BEING A PORTION OF LOT 8 OF MOTT'S SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE N00°04'19"E, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 4.57 FEET TO THE SURVEY BASELINE OF STATE ROAD 684 (CORTEZ ROAD), ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION MAP SECTION NUMBER 13040-2501; THENCE S89°51'31"W, ALONG SAID BASELINE, A DISTANCE OF 34.38 FEET; THENCE DEPARTING SAID BASELINE, N00°19'44"E, ALONG THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF SAID LOT 8 AND ALONG THE EASTERLY LINE OF SAID LOT 8, A DISTANCE OF 72.42 FEET TO THE NORTHERLY LINE OF PARCEL 125 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1877, PAGE 579, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE N89°40'16"W, ALONG SAID NORTHERLY LINE, A DISTANCE OF 6.70 FEET; THENCE DEPARTING SAID NORTHERLY LINE, N00°19'44"E, A DISTANCE OF 80.98 FEET; THENCE N39°39'08"W, A DISTANCE OF 20.42 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE LEFT; THENCE 13.38 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 23.50 FEET AND A CENTRAL ANGLE OF 32°37'48", (CHORD BEARING N26°38'36"E, A DISTANCE OF 13.20 FEET); THENCE N10°19'42"E, A DISTANCE OF 4.87 FEET; THENCE N09°49'00"E, A DISTANCE OF 18.08 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT; THENCE 39.95 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 178.26 FEET AND A CENTRAL ANGLE OF 12°50'27", (CHORD BEARING N15°03'56"E, A DISTANCE OF 39.87 FEET) TO THE EASTERLY LINE OF SAID LOT 8; THENCE S00°19'44"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 169.64 FEET TO SAID NORTHERLY LINE OF PARCEL 125 AND THE POINT OF BEGINNING.

CONTAINING 1,439 SQUARE FEET, 0.033 ACRES, MORE OR LESS.



Phone: (813) 886-6080 / Fax: (813) 886-6081  
Certificate of Authorization Number: LB-7652

SURVEY REPORT:

1. UNLESS DIGITALLY SIGNED AND SEALED, THIS SKETCH OF DESCRIPTION AND/OR REPORT OR THE COPIES HEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

SHEET NO.

1  
OF 2

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION WAS MADE UNDER MY DIRECTION AND MEETS THE STANDARDS OF PRACTICE REQUIREMENTS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE.

JOHN KENNETH CARR  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NUMBER LS-5195  
EMAIL: kcarr@ebisurvey.com  
Date Signed: 4/10/2020

DATE: 4/10/2020  
DRAWN: FRV  
CHECKED: JKC  
REVISION:  
FILE: SL02R-WSODX.dwg

SKETCH OF DESCRIPTION  
SUBJECT PARCEL  
PART OF SECTION 2  
TOWNSHIP 35 SOUTH, RANGE 17 EAST  
MANATEE COUNTY, FLORIDA

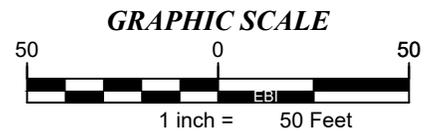
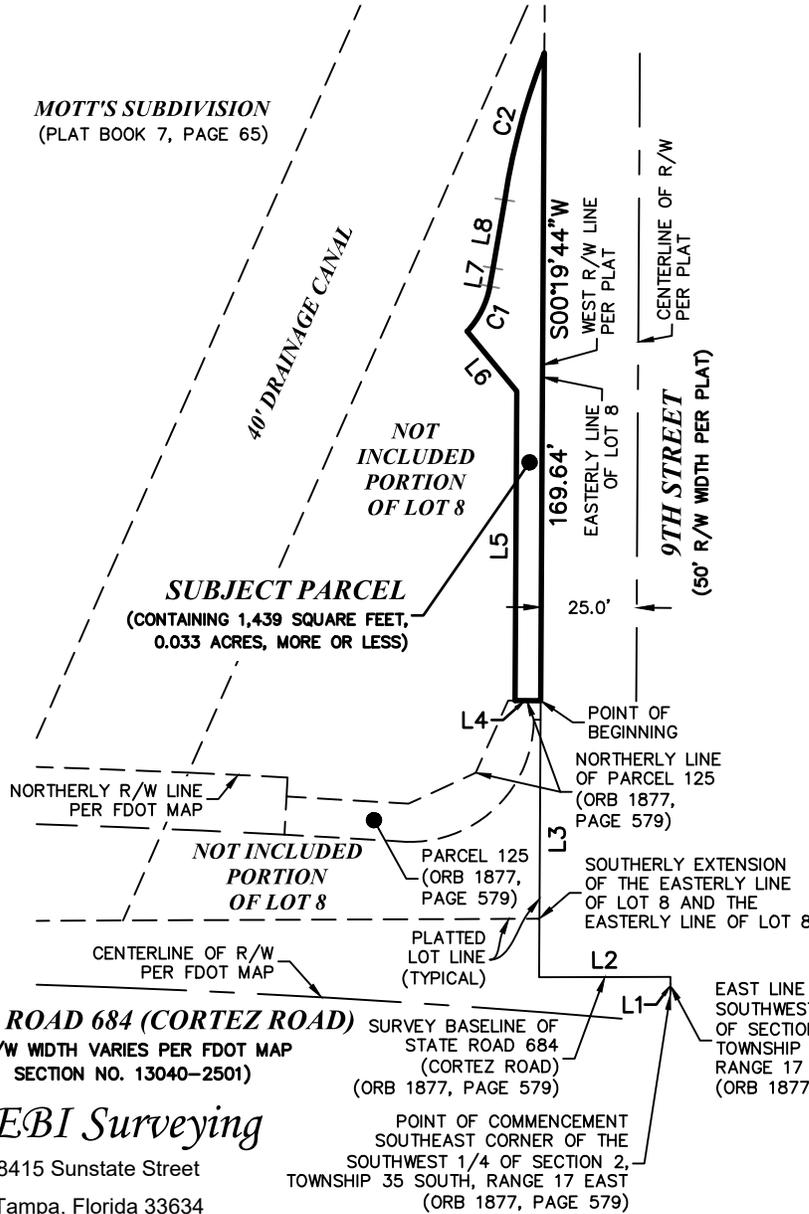
PROJECT NUMBER:  
SLT50002

**EXHIBIT A**

**SKETCH OF DESCRIPTION**  
(NOT A BOUNDARY SURVEY)

CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD	CENTRAL ANGLE
C1	13.38'	23.50'	N26°38'36"E	13.20'	32°37'48"
C2	39.95'	178.26'	N15°03'56"E	39.87'	12°50'27"

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°04'19"E	4.57'
L2	S89°51'31"W	34.38'
L3	N00°19'44"E	72.42'
L4	N89°40'16"W	6.70'
L5	N00°19'44"E	80.98'
L6	N39°39'08"W	20.42'
L7	N10°19'42"E	4.87'
L8	N09°49'00"E	18.08'



**EBI Surveying**  
8415 Sunstate Street  
Tampa, Florida 33634

Phone: (813) 886-6080 / Fax: (813) 886-6081  
Certificate of Authorization Number: LB-7652

SHEET NO.  
**2**  
OF 2

**NOTICE:**

THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE PRESENCE OF ALL SHEETS

DATE: 4/10/2020  
DRAWN: FRV  
CHECKED: JKC  
REVISION:  
FILE: SL02R-WSODX.dwg

**SKETCH OF DESCRIPTION**  
**SUBJECT PARCEL**  
**PART OF SECTION 2**  
**TOWNSHIP 35 SOUTH, RANGE 17 EAST**  
**MANATEE COUNTY, FLORIDA**

PROJECT NUMBER:  
**SLT50002**