

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Ellenton Gillette Road
(US 301 Intersection Improvement)
PROJECT NO: 381-6035161
PARCEL NO: 1
PID NO: 956600001

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

PARTIAL RELEASE

WHEREAS, BEAL BANK, a Texas State Savings Bank, whose mailing address is 6000 Legacy Drive, Plano, Texas 75024 (the "**Mortgagee**"), by Assignment of Mortgage and Security Agreement and by Assignment of Assignment and Pledge of Leases, Rents, and Profits from Federal Deposit Insurance Corporation, as receiver for First Priority Bank, whose address is 1601 Bryan Street, Dallas, Texas 75201, recorded in Book 2309, Page 2801, and in Book 2309, Page 2804 of the Public Records of Manatee County, Florida and pursuant to the terms of that certain Loan Sale Agreement, effective February 5, 2009, between Federal Deposit Insurance Corporation in its Corporate and/or Receivership Capacity for First Priority Bank and Mortgagee, which is the holder of certain rights and interests described in that certain Mortgage made by Ellenton Food Mart, Inc., a Florida corporation, dated October 17, 2006 and recorded October 19, 2006 in Book 2161, at Page 7480, as Instrument Number 2383785, of the Public Records of Manatee County, Florida (the "**Mortgage**"), and that certain UCC-1 recorded at Official Records Book 2161, Page 7493, as assigned in Official Records Book 2331, Page 3654 and Official Records Book 2333, Page 2631; as continued in Official Records Book 2389, Page 4806 and Official Records Book 2622, Page 540, all of the Public Records of Manatee County, Florida; and that certain UCC-1 recorded in Official Records Book 2161, Page 7497; as assigned in Official Records Book 2331, Page 3650 and Official Records Book 2333, Page 2632; as continued recorded in Official Records Book 2389, Page 4785 and Official Records Book 2622, Page 543, all of the Public Records of Manatee County, Florida (the "**Mortgaged Property**");

WHEREAS, the Mortgaged Property includes the real property more particularly described as **Parcel 1 in Exhibit "A"** attached hereto and incorporated herein by this reference (the "**Release Property**"); and

WHEREAS, MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, in connection with the acquisition of the Release Property for a valid county and public purpose has requested the Mortgagee to release the Release Property from the operation and effect of the Mortgage.

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration to the Mortgagee in hand paid, the receipt of which is hereby acknowledged, the Mortgagee does hereby release from the operation and effect of the Mortgage, and disclaim all right, title and interest in, the Release Property.

PROVIDED, that nothing contained in this Partial Release shall impair, alter or diminish the effect, lien or encumbrance of the Mortgage on the remaining part of the Mortgaged Property not hereby released, or any of the rights or remedies of the Mortgagee, or any subsequent holder or holders thereof, with respect to such Mortgaged Property and the underlying loan and indebtedness.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE

IN WITNESS WHEREOF, the Mortgagee has caused this Partial Release to be duly executed this the 13TH day of MARCH, 2018.

Signed, sealed, and delivered in the presence of:

Witness [Signature]
Printed Name RICK KRUEGER
Witness [Signature]
Printed Name STUART MILAS

BEAL BANK, a Texas State Savings Bank

By: [Signature]
Signature
Printed Name: Douglas Kroiss
Authorized Signatory
Title: _____

Affix corporate seal below:

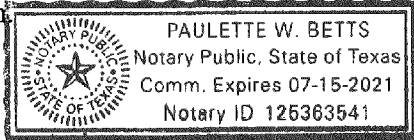
(Signature of two witnesses required by law.)

Attest: [Signature]
Secretary Signature

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me this 13th day of March, 2018, by Douglas Kroiss, Authorized Signatory, who is (X) personally known to me or () who has produced N/A as identification.

Notary Public Seal:



My Commission Expires: July 15, 2021

Paulette W. Betts
NOTARY PUBLIC, State of Texas
Paulette W. Betts
Printed Name

EXHIBIT "A"

DESCRIPTION: RIGHT-WAY-PARCEL 1 - (ELLENTON GILLETTE ROAD / U.S. 301)

THAT PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 7477, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S88°22'57"E, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1146.48 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID SURVEY BASELINE, RUN S00°18'11"E, 8.92 FT.; THENCE S01°00'44"W, A DISTANCE OF 2569.64 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE S01°00'44"W, ALONG SAID SURVEY BASELINE A DISTANCE OF 70.36 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF U.S. 301, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N00°05'10"E, A DISTANCE OF 22918.32 FT.; THENCE RUN EASTERLY, ALONG SAID SURVEY BASELINE OF U.S. 301 AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'48", A DISTANCE OF 51.96 FT.; THENCE N00°02'38"W, RADIAL WITH SAID SURVEY BASELINE, A DISTANCE OF 40.00 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 7477, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N44°28'23"W, A DISTANCE OF 42.04 FT. TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID CERTAIN PARCEL; THENCE N88°59'16"W, A DISTANCE OF 21.24 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

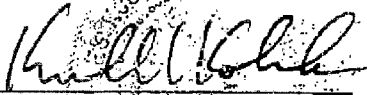
LESS RIGHTS-OF-WAY FOR U.S.301 AND ELLENTON GILLETTE ROAD.

CONTAINING 450 SQUARE FEET (0.01 ACRE) MORE OR LESS.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

ELLENTON GILLETTE ROAD / U.S. 301
051415 CURTIS

MAY 27, 2015
DATE OF CERTIFICATE


KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5176

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7870.001

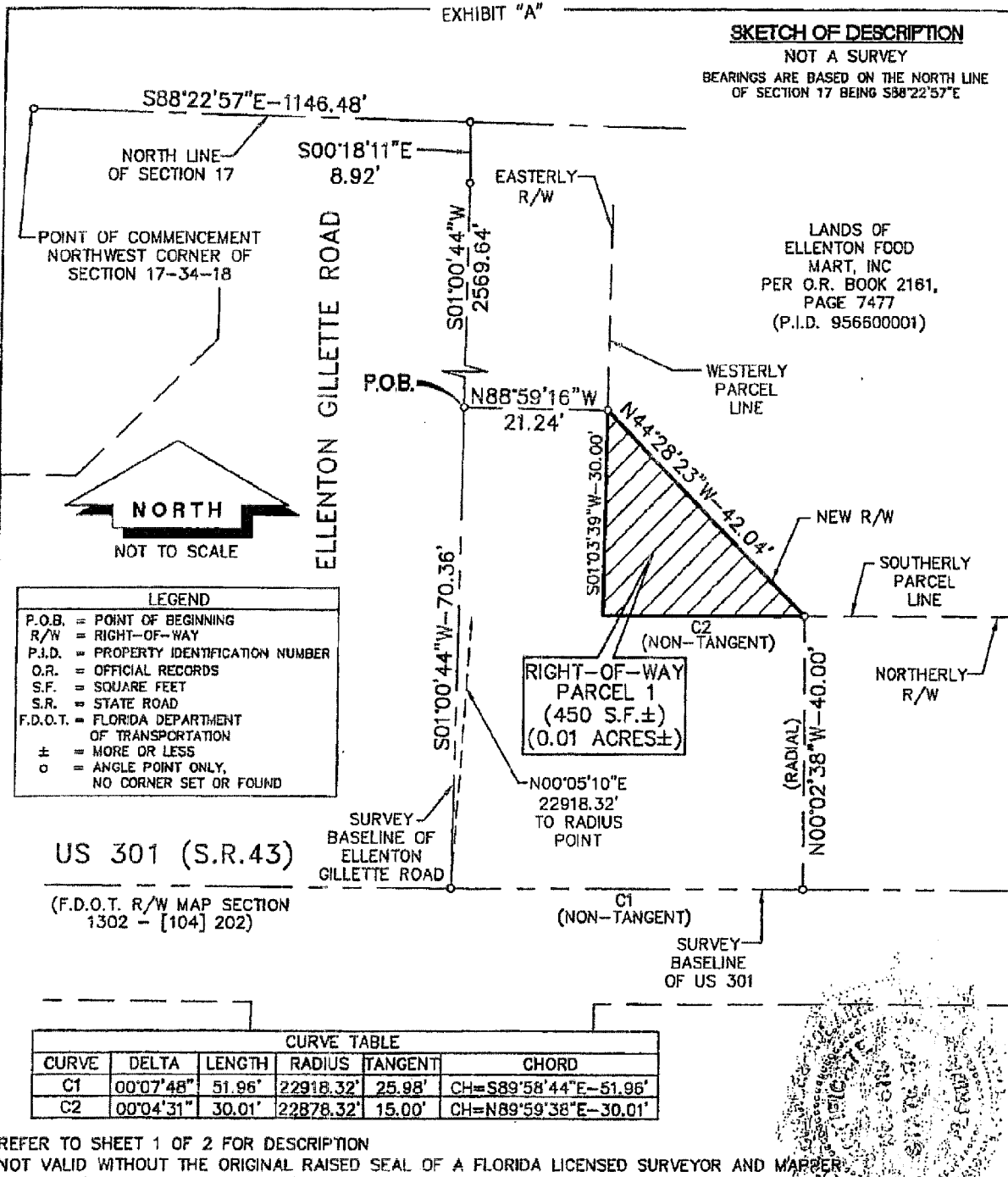
SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561





JOB NUMBER: 7870.001 DRAWN BY: CURTIS SCALE: NONE SHEET NUMBER 2 OF 2

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