

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Real Property Specialist
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: Ellenton Gillette Road
(US 301 Intersection Improvements)
PROJECT NO: 381-6035161
PARCEL NO: 1
PID NO: 956600001

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 MUKUND PATEL, 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. Ellenton Food Mart, Inc., a Florida profit corporation (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 President of Ellenton Food Mart, Inc., and I make this affidavit with the authority of and on behalf of Ellenton Food Mart, Inc.
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:

Mortgage from Ellenton Food Mart, Inc. in favor of Priority Bank, as recorded October 19, 2006 in Official Records Book 2161, Page 7480, given to secure the principal amount of \$691,000.00, subsequently assigned in Official Records Book 2309, Page 2801 and in Official Records Book 2309, Page 2804.

Assignment of Rents and Leases as recorded in Official Records Book 2161, Page 7489.

Financing Statement as recorded in Official Records Book 2161, Page 7493 and modified in Official Records Book 2331, Page 3654, Official Records Book 2333, Page 2631 and in Official Records Book 2389, Page 4806,

Financing Statement as recorded in Official Records Book 2161, Page 7497 and modified in Official Records Book 2331, Page 3650, Official Records Book 2333, Page 2632 and in Official Records Book 2389, Page 4785.

As used herein all references to Official Records shall mean of the Public Records of Manatee County, Florida.


16. The Grantor's Taxpayer Identification Number is 20-4148168.

17. The representations embraced herein are made to induce Manatee County, a political subdivision of the State of Florida, to purchase the Property for the purpose of assisting in the sale of the Property, and to induce the issuance of a title insurance policy insuring title to the Property.

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.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

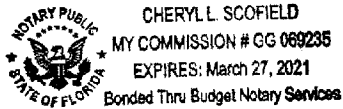
Mukund Patel, President

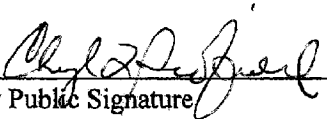

Signature

Mukund Patel
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 23 day of JUNE, 2017, by Mukund Patel as President, of Ellenton Food Mart, Inc., a Florida profit corporation on behalf of said corporation, who _____ is personally known to me or who has produced FLORIDA DRIVERS LICENSE as identification.

Affix seal below:




Notary Public Signature

CHERYLL L. SCOFIELD
Printed Name

EE865437
Commission Number

3-27-21
Expiration Date

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:

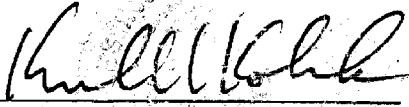
COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S88°22'57"E, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1146.48 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES 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)

MAY 27, 2015
DATE OF CERTIFICATE


KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

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



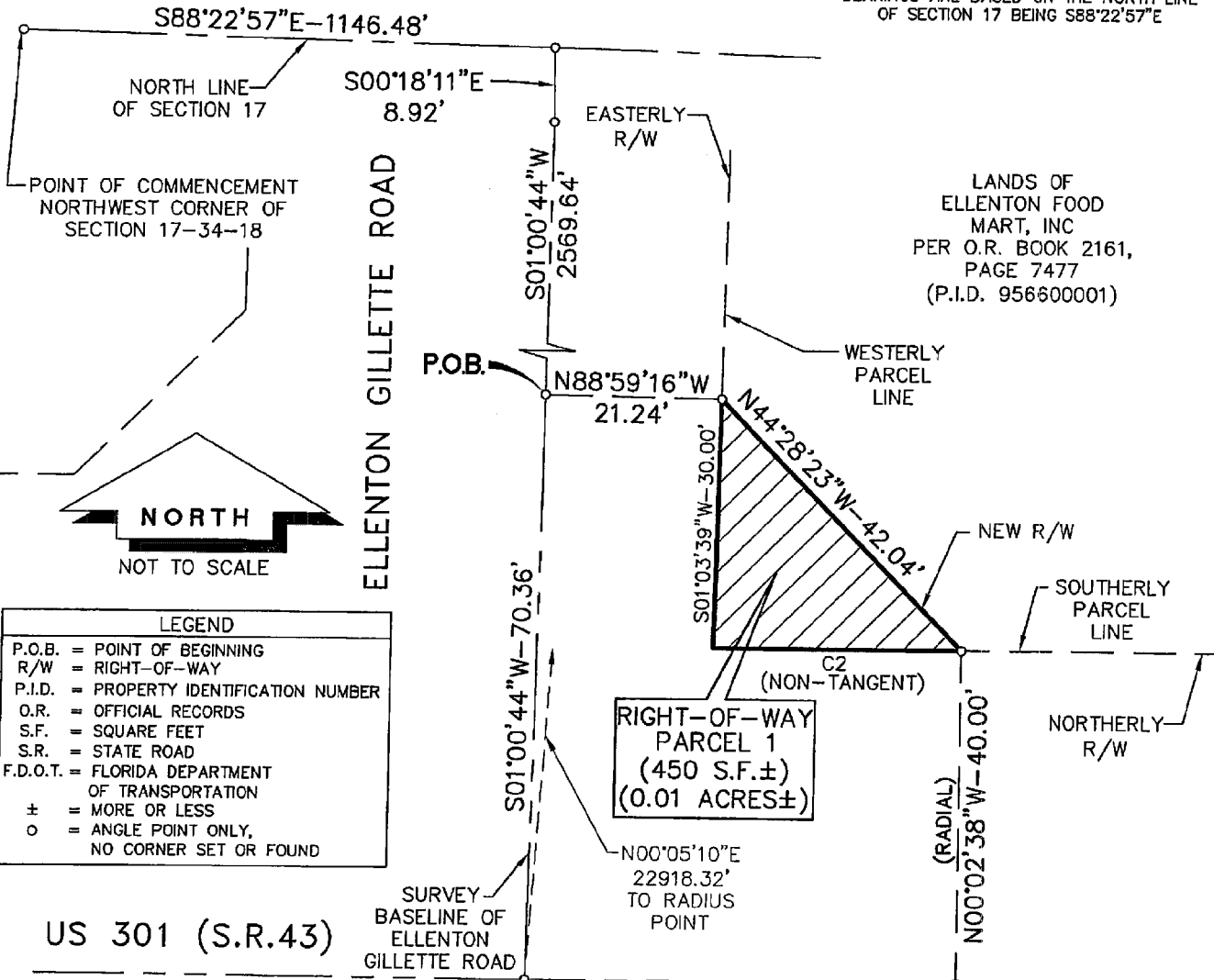
ELLGILLRD.301SK 051415 CURTIS

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY
 BEARINGS ARE BASED ON THE NORTH LINE
 OF SECTION 17 BEING S88°22'57"E

LANDS OF
 ELLENTON FOOD
 MART, INC
 PER O.R. BOOK 2161,
 PAGE 7477
 (P.I.D. 956600001)



LEGEND

- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- P.I.D. = PROPERTY IDENTIFICATION NUMBER
- O.R. = OFFICIAL RECORDS
- S.F. = SQUARE FEET
- S.R. = STATE ROAD
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- ± = MORE OR LESS
- o = ANGLE POINT ONLY, NO CORNER SET OR FOUND

US 301 (S.R.43)
 (F.D.O.T. R/W MAP SECTION
 1302 - [104] 202)

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD
C1	00°07'48"	51.96'	22918.32'	25.98'	CH=S89°58'44"E-51.96'
C2	00°04'31"	30.01'	22878.32'	15.00'	CH=N89°59'38"E-30.01'

REFER TO SHEET 1 OF 2 FOR DESCRIPTION
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

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

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ELLGILLRD301/SK 051415 CURTIS