

THIS INSTRUMENT PREPARED BY:

Brandie Adams, 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: Bradenton Dental
PID NO: 583207359

SPACE ABOVE THIS LINE FOR RECORDING DATA

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

BEFORE ME, the undersigned notary public, personally appeared **JONATHAN BRUMLEVE**, 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. **WMG DEVELOPMENT, LLC**, a Delaware limited liability company (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 Manager of Grantor and I make this affidavit with the authority of and on behalf of **WMG DEVELOPMENT, LLC**.
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:

A. Notice of Commencement recorded in Official Records Book 2778, Page 690, in the Public Records of Manatee County, Florida.

B. Notice of Commencement recorded in Official Records Book 2786, Page 739, in the Public Records of Manatee County, Florida.

C. Notice of Creation and Establishment as set forth in instrument recorded in Official Records Book 2049, Page 5165, together with and as amended or affected by Special Assessments recorded in Official Records Book 2068, page 3533; Final Judgment recorded in Official Book 2088, Page 4065; Declaration of Consent to Jurisdiction and to Imposition of Special Assessments recorded in Official Records Book 2140, page 6678; Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2282, Page 7644; Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2282, Page 7658; Declaration of Consent to Jurisdiction and to Imposition of Special Assessments recorded in Official Book 2290, Page 3751; Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2291, Page 2620; Notice of Boundary Amendment recorded in Official Records Book 2319, Page 3957; Amended Notice of Creation and Establishment recorded in Official Records Book 2319, Page 3962; Declaration of Consent to Jurisdiction and to Imposition of Special Assessments recorded in Official Records Book 2379, Page 7803; Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real recorded in Official Records Book 2449, Page 2566; Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2497, Page 1377; Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2559, Page 2502; Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2679, Page 2038; Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2679, Page 2054; Consent to Subdivision Plat and all Dedications and Reservations thereon recorded in Official Records Book 2709, Page 3967; Second Amended and Restated Disclosure of Public Financing and Maintenance of Improvements to Real Property recorded in Official Records Book 2719, Page 814; Amended Notice of Creation and Establishment recorded in Official Records Book 2730, Page 1675; and recorded in Official Records Book 2730, page 3427, in the Public Records of Manatee County, Florida.

D. Interlocal Agreement recorded in Official Records Book 2059, Page 2854, in the Public Records of Manatee County, Florida.

E. Notice of the Execution of a Preliminary Development Agreement as set forth in instrument recorded in Official Records Book 2112, Page 7021; as amended or affected by Notice of Adoption of a Development Order recorded in Official Records Book 2284, Page 5905; Notice of the Modification of a Development Order recorded in Official Book 2455, Page 943; Notice of the Modification of a Development Order recorded in Official Records Book 2499, Page 6386; Notice of the Modification of a Development Order recorded in Official Records Book 2553, Page 5228; and Notice of the Modification of a Development Order recorded in Official Records Book 2713, Page 6872; in the Public Records of Manatee County, Florida.

- F. Local Development Agreement as set forth in instrument recorded in Official Records Book 2352, Page 7541; as amended by Notice of Receipt of Local Development Agreement recorded in Official Records Book 2359, Page 6956; and Local Development Agreement recorded in Official Records Book 2497, Page 5037; in the Public Records of Manatee County, Florida.
- G. Declaration of Covenants, Conditions, Restrictions and Easements, including any amendments or modifications thereto, recorded in Official Records Book 2467, Page 1; together with First Amendment recorded in Official Records Book 2503, Page 3391 and Second Amendment recorded in Official Records Book 2674, Page 6547; in the Public Records of Manatee County, Florida.
- H. Recorded Notice of Environmental Resource Permit recorded in Official Records Book 2586, Page 535, in the Public Records of Manatee County, Florida.
- I. Covenants, Conditions and Restrictions as set forth in Special Warranty Deed recorded in Official Records Book 2674, Page 6554, in the Public Records of Manatee County, Florida.
- J. Terms and conditions of the Easement Agreement recorded in Official Records Book 2674, Page 6592, in the Public Records of Manatee County, Florida.
- K. Terms and conditions of the Easement Agreement recorded in Official Records Book 2674, Page 6610, in the Public Records of Manatee County, Florida.
- L. Declaration of Restrictive Covenants recorded in Official Records Book 2674, Page 6617; and Corrective Declaration of Restrictive Covenants recorded in Official Records Book 2687, Page 6466; in the Public Records of Manatee County, Florida.
- M. Memorandum of Lease recorded in Official Records Book 2677, Page 2038; as affected by Subordination, Nondisturbance and Attornment Agreement recorded in Official Records Book 2674, Page 6671; in the Public Records of Manatee County, Florida.
- N. Notice recorded in Official Records Book 2677, Page 2043, in the Public Records of Manatee County, Florida.
- O. Memorandum of Lease recorded in Official Records Book 2683, Page 484, in the Public Records of Manatee County, Florida.
- P. Declaration of Restrictive Covenants recorded in Official Records Book 2687, Page 6480 in the Public Records of Manatee County, Florida.
- Q. Plat recorded in Plat Book 62, Page(s) 140 through 146, inclusive, together with Consent to Subdivision Plat recorded in Official Records Book 2709, Page 3967, in the Public Records of Manatee County, Florida.

R. Agreement for Private Subdivision with Public Improvements recorded in Official Records Book 2709, Page 3975, in the Public Records of Manatee County, Florida.

S. Agreement for Private Subdivision Improvements recorded in Official Records Book 2709, Page 3988, in the Public Records of Manatee County, Florida.

T. Declaration of Covenants, Easements & Restrictions recorded in Official Records Book 2711, Page 6460; together with First Amendment recorded in Official Records Book 2760, Page 2134; and Assignment and Assumption recorded in Official Records Book 2762, Page 3523; in the Public Records of Manatee County, Florida.

U. Unrecorded Ordinance 14-30 and unrecorded Ordinance 17-16, as evidenced by and together with Notice of the Modification of a Development Order recorded in Official Records Book 2713, Page 6872, in the Public Records of Manatee County, Florida.

V. Restrictions as set forth in that certain Special Warranty Deed recorded in Official Records Book 2747, Page 7000, in the Public Records of Manatee County, Florida.

W. Development Agreement recorded in Official Records Book 2747, Page 7011; as amended by First Amendment recorded in Official Records Book 2757, Page 6512; in the Public Records of Manatee County, Florida.

X. Memorandum of Repurchase Option recorded in Official Records Book 2747, Page 7028, in the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 36-4893567.

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

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 ACKNOWLEDGMENT FOLLOW ON NEXT PAGE.

JONATHAN BRUMLEVE

Jon Brum
Signature

STATE OF ILLINOIS
COUNTY OF Jefferson

Sworn to (or affirmed), acknowledged and subscribed before me this 31st day of October, 2019, by Jonathan Brumleve, who () is personally known to me or who () has produced _____ as identification.

Affix seal below:



Nicole Raye Morrison
Notary Public Signature

Nicole Raye Morrison
Printed Name

875781
Commission Number

8/25/22
Expiration Date

EXHIBIT "A"

SKETCH & DESCRIPTION

LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

SHEET NO. 1 of 2

EASEMENT DESCRIPTION

An Easement lying in Section 17, Township 35 South, Range 17 East, Manatee County, Florida, being a portion of Lot 7, GREEN AT LAKEWOOD RANCH, as recorded in Plat Book 62, Page 140, Public Records of Manatee County, Florida, and more particularly described as follows:

COMMENCE at the Southeast Corner of Lot 7, GREEN AT LAKEWOOD RANCH, Plat Book 62, Page 140, Public Records of Manatee County, Florida, also being a point on the North Right-of-Way line of Monument Drive, being a 50.00 feet wide private road right-of-way, as recorded in said Plat of GREEN AT LAKEWOOD RANCH; thence N.88°46'35"W., along said North Right-of-Way line, a distance of 32.38 feet to the POINT OF BEGINNING; thence N.88°46'35"W., continuing along said North Right-of-Way line, a distance of 10.00 feet; thence N.01°13'25"E., a distance of 17.83 feet; thence S.88°46'35"E., a distance of 10.00 feet; thence S.01°13'25"W., a distance of 17.83 feet to the POINT OF BEGINNING.

Parcel contains 178 Square Feet, or 0.0041 Acres more or less.

October 10, 2019

Date

Harold E. Noon, Jr.
 HAROLD EUGENE NOON, JR.
 LICENSE
 10/13/18 6568
 FLORIDA
 PROFESSIONAL SURVEYOR AND MAPPER

Harold E. Noon, Jr.
Professional Surveyor and Mapper: LS 6568

Not valid without the original signature and embossed seal of a Professional Land Surveyor and Mapper

NOT VALID WITHOUT ALL SHEETS
SEE SHEET 2 OF 2 FOR SKETCH

GEOSURV
SURVEYING & MAPPING

5707 19th Street W.
Bradenton, Fl. 34207
Tel. 877.407.3734
www.geosurveygroup.com L.B. 7731 Fax 866.624.5163

PUBLIC UTILITY EASEMENT

DATE: 10/10/19 FB: -- PG: --
 PROJECT NO. 180018
 DRAWING 180018_SD PUE.dwg

SEC. 17 TWP. 35S RNG. 19E
 COUNTY MANATEE
 PARCEL AREA 178 Sq. Ft.±

FIELD:

DRAWN BY
DC

CHECK BY:
HN

EXHIBIT "A"

SKETCH & DESCRIPTION

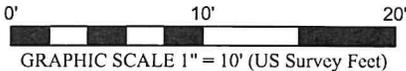
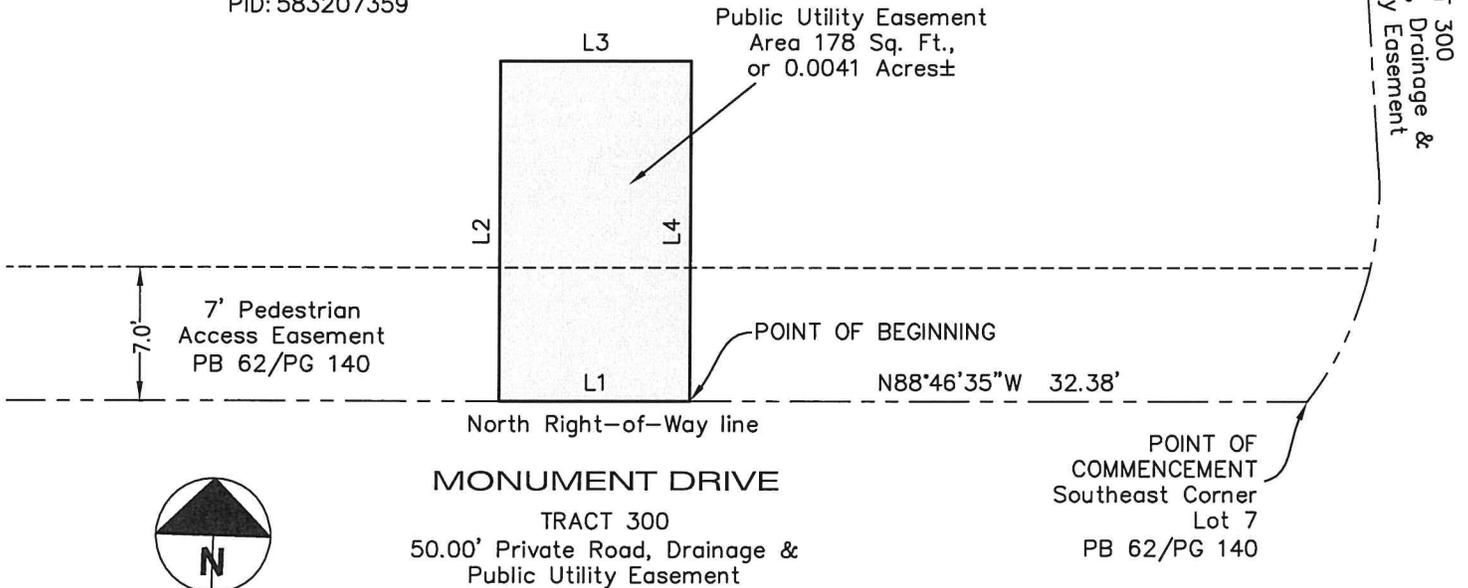
LYING IN SECTION 17, TOWNSHIP 35 SOUTH, RANGE 19 EAST,
MANATEE COUNTY, FLORIDA.

NOT A BOUNDARY SURVEY

SHEET NO. 2 of 2

GREEN AT LAKEWOOD RANCH
PB 62/PG 140

LOT 7
PID: 583207359



NOT A BOUNDARY SURVEY

LEGEND

These standard symbols and abbreviations can be found herein.

- ORI Official Records Instrument
- Sq. Ft. Square Feet
- PB Plat Book
- PG Page
- PID Parcel Identification (Now, or formerly)
- PRM Permanent Reference Mark

SKETCH NOTES

1. NOT A BOUNDARY SURVEY, per 5J-17, FAC. Sketch provides graphic depiction of description on SHEET 1 of 2.
2. Bearing Basis reference to ALTA/NSPS Land Title Survey by Geosurv, LLC., Proj. 180018, 10/2/18. Reference North Right-of-Way line Monument Drive with bearing of N 88°46'35" W
3. Subject to easements of record.
4. Not valid without all sheets.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N88°46'35"W	10.00'
L2	N01°13'25"E	17.83'
L3	S88°46'35"E	10.00'
L4	S01°13'25"W	17.83'

SKETCH OF DESCRIPTION

GEOSURV
SURVEYING & MAPPING
www.geosurveygroup.com

5707 19th Street W.
Bradenton, FL 34207
Tel. 877.407.3734
L.B. 7731 Fax 866.624.5163

PUBLIC UTILITY EASEMENT			FIELD: --
DATE: 10/10/19	FB: --	PG: --	DRAWN BY: DC
PROJECT NO. 180018	SEC. 17	TWP. 35S	RNG. 19E
DRAWING 180018_SD PUE.dwg	COUNTY	MANATEE	
	PARCEL AREA	178 Sq. Ft.±	
			CHECK BY: HN