

THIS INSTRUMENT PREPARED BY:

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

PROJECT NAME: Erie Road East-West Phase
PROJECT NO: 6082861
PID NO: 430105059

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS INDENTURE, made and entered into this 24 day of August, 2020, between **ANTOINE W. ASSHA AND ANITA M. ASSHA**, husband and wife, whose mailing address is 11662 Old Cypress Cove, Parrish, Florida, 34219 (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.

THIS WARRANTY DEED is made and executed under threat of and in lieu of eminent domain proceedings, and is thus not subject to documentary stamp taxation.

This property is not the homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGES

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written

Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:

ANTOINE W. ASSHA, husband



First Witness Signature

Tim Casello

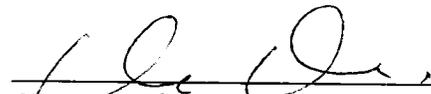
First Witness Printed Name



Second Witness Signature

Margaret Gaughan

Second Witness Printed Name



Signature of Antoine W. Assha

STATE OF Florida
COUNTY OF Manatee

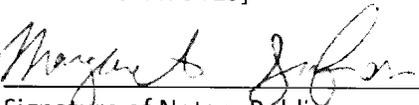
Before me, a Notary Public, the foregoing instrument was acknowledged by means of

- physical presence or
- online notarization

this 24 day of August, 2020, Antoine W. Assha, who

- is personally known to me or
- has produced DRIVER'S LICENSE as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]



Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: June 11, 2024



IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written

Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:
ANITA M. ASSHA, wife

[Signature]

First Witness Signature

Tim Cristello

First Witness Printed Name

[Signature]

Signature of Anita M. Assha

[Signature]

Second Witness Signature

Margaret Gaughan

Second Witness Printed Name

STATE OF Florida
COUNTY OF Manatee

Before me, a Notary Public, the foregoing instrument was acknowledged by means of

physical presence or

online notarization

this 24 day of August, 2020, Anita M. Assha, who

is personally known to me or

has produced Driver's license as identification.

[CHECK APPLICABLE BOXES TO SATISFY IDENTIFICATION REQUIREMENT OF SECTION 117.05, FLORIDA STATUTES]

[Signature]

Signature of Notary Public

(Legibly print, type, or stamp commissioned name of Notary Public and affix official notary seal below.)

My Commission Expires: June 11, 2024

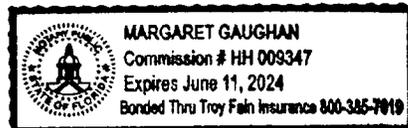


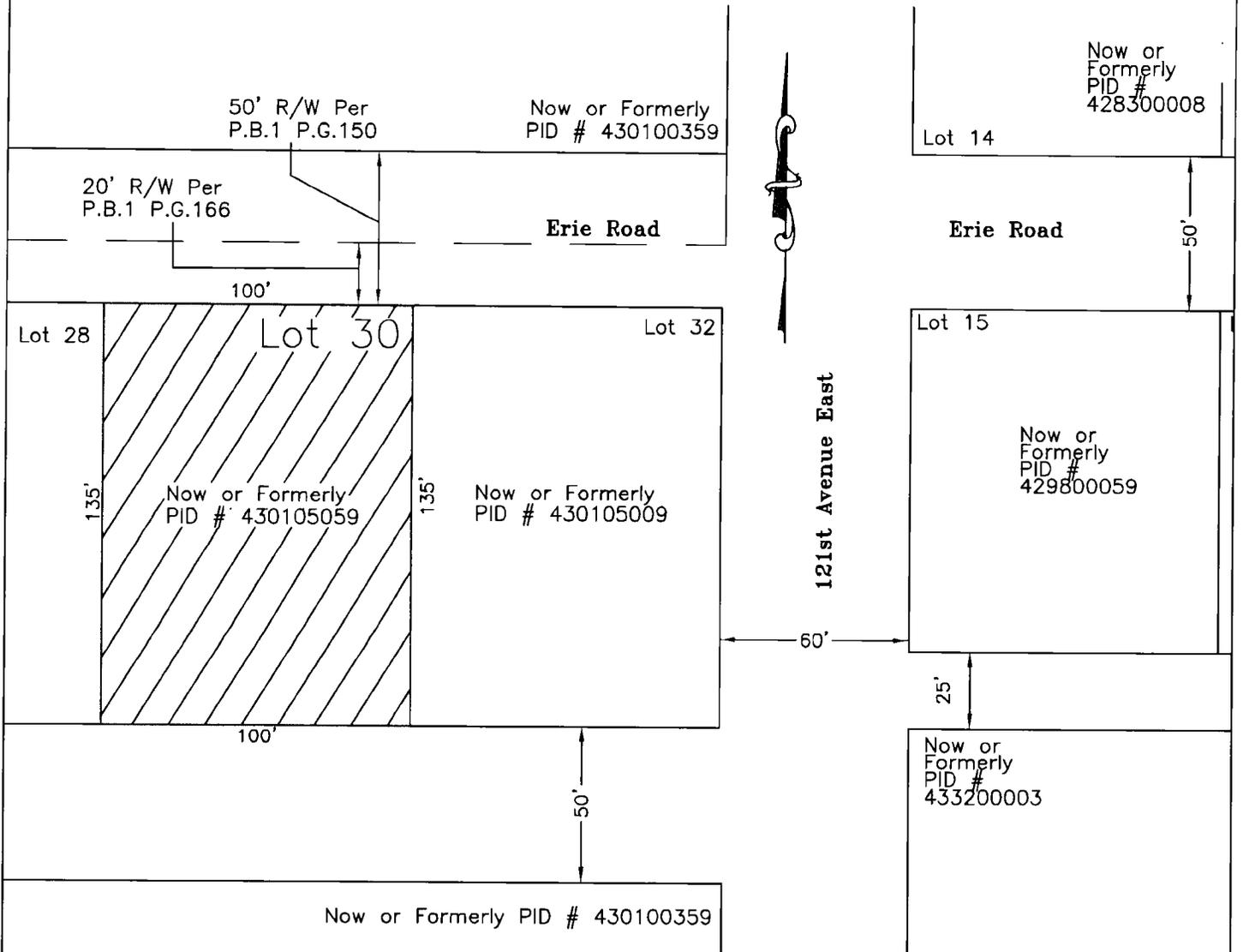
Exhibit "A"

Sketch of Description

(NOT A SURVEY)

Description: per Official Records Book 2009 Page 7383

Lot 30, J.D. Lamb's Addition to Parrish, a Subdivision, as per plat thereof recorded in Plat Book 1, Page 166, of the Public Records of Manatee County, Florida.



Notes:

1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the original signature and raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The dimensions shown hereon are Plat unless noted.
5. Containing 13,500 Square Feet or 0.310 Acres, More or Less
6. Not To Scale
7. P.B. 1 P.G. 166 per Official Records is "J.D. Lamb's Addition to Parrish, Amended Plat"

Manatee County Property Management Department Survey Division

1112 Manatee Avenue West
 Bradenton, Florida, 34205,
 (941)748-4501

Todd E. Boyle 6/11/2020

Todd E. Boyle, RSM
 Florida Registered Professional Surveyor & Mapper, 6047

PID = Parcel Identification Number
 POB = Point of Beginning
 POC = Point of Commencement
 POT = Point of Terminus
 PC = Point of Curvature
 PT = Point of Tangency
 PCC = Point of Compound Curvature
 PRC = Point of Reverse Curvature
 R/W = Right of Way
 P.B. = Plat Book
 P.G. = Page

Drawing Path:
 S:\SURVEY\2020
 Jobs\20200503_Lot30_
 J.D.Lamb's_Addition_
 Parrish\CAD_DWG's

Sheet: 1 OF 1

Section 29, Township 33
 South, Range 19 East

Drawing Date: 05/28/20