WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of June, 2019, between SCHOOL BOARD OF MANATEE COUNTY, a public body corporate organized and existing under the laws of the State of Florida, whose mailing address is Post Office Box 9069, Bradenton, Florida 34206-9069 (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.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name by its Chairperson thereunto duly authorized on the day, month and year written above.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.
Signed, sealed and delivered in the presence of two witnesses as required by law.

GRANTOR:
SCHOOL BOARD OF MANATEE COUNTY, a public body corporate

By: Dave Miner, Chairperson

ATTEST:
Cynthia Saunders, Superintendent

Approved as to Form:
General Counsel

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 26th day of June, 2019, by Dave Miner, as Chairperson of the School Board of Manatee County, a public body corporate (School Board), and Cynthia Saunders, Superintendent of Schools of Manatee County, who are both personally known to me or who both have produced as identification.

Affix seal below:

Notary Public Signature

MICHELE E. BOYES
Commission # GG 136505
Expires December 21, 2021
Bonded thru Troy Fire Insurance 800-365-7919

Printed Name

GG 136505

Commission Number

12/20/12

Expiration Date

Page 2 of 2
EXHIBIT A

POINT OF COMMENCEMENT
NORTHWEST CORNER OF THE NORTHEAST
1/4 OF SECTION 30

L1  S89°48'22"E  52.20'
L2  S00°11'38"E  63.52'  S00°19'41"E
L3  N73°37'03"E  22.91'
L4  S89°48'22"W  6.00'
L5  S89°09'03"W  16.00'

TRACT
45,246 SF OR
1.0387 ACRES±

NOW OR FORMERLY
SCHOOL BOARD OF
MANATEE COUNTY
PID 467810159
(ORI 200541002221070)
(ORB 2072, PAGE 3966)

NOW OR FORMERLY
SCHOOL BOARD OF
MANATEE COUNTY
PID 467810159
(ORI 200541002221070)
(ORB 2072, PAGE 3966)

SOUTH LINE OF LAND DESCRIBED
IN ORB 2072, PAGE 3966

LEGEND:
L# = LINE TABLE NUMBER
C# = CURVE TABLE NUMBER
PID - PROPERTY IDENTIFICATION NUMBER
ORI = OFFICIAL RECORDS INSTRUMENT
ORB = OFFICIAL RECORDS BOOK

SF = SQUARE FEET
± = MORE OR LESS
DELTA = CENTRAL ANGLE
(D) = DEED

This is NOT a Survey and Not valid without all sheets.

EDME94A\Usr0227-pcppsp01\workgroup\2156\active\215613857\survey\drawing\215613857v--spsk02.dwg

ENGLISH MANOR DEVELOPMENT, LLC

6900 Professional Parkway East, Sarasota, FL 34243-4414
Phone 941-807-6060  Fax 941-807-6810
Certificate of Authorization 207013  www.stantec.com
Licensed Business Number: 7889

STANTEC

SKETCH & DESCRIPTION OF
A TRACT OF LAND LOCATED IN
SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA

TASK CODE: 306
DRAWN BY: EDM
CHECKED BY: JDL
FILE: 215613857v--spsk02
PROJECT NO: 215613857

Sheet: 1 of 2
DRAWING INDEX NO: 215613857v--spsk02
REV: B
DESCRIPTION (as prepared by the certifying Surveyor and Mapper):

A tract of land lying in Section 30, Township 33 South, Range 19 East, Manatee County, Florida and described as follows:

COMMENCE at the northwest corner of of the Northeast 1/4 of Section 30, Township 33 South, Range 19 East; thence S.00'11"38'3"E., along the west line of said Northeast 1/4, a distance of 1,324.79 feet; thence N.89'48"22'2"E., a distance of 52.20 feet to the northwest corner of the land described in the deed recorded in Official Records Instrument Number 201641064218 of the Public Records of Manatee County, Florida: thence S.00'11"38'3"E. (deed=S.00'19"41'4"E.) along the west line of said land and along the east maintained right-of-way line of Martha Road, a distance of 63.52 feet to the POINT OF BEGINNING; thence N.73'37"03'3"E., a distance of 22.91 feet; thence S.00'11"38'3"E., a distance of 871.44 feet; thence S.89'48"22'2"W., a distance of 6.00 feet; thence S.00'11"38'3"E., a distance of 1,633.96 feet to the south line of the land described in Official Records Book 2072, Page 3966 of said Public Records; thence S.89'09"03'3"W. along said south line, a distance of 16.00 feet to a point on the east right-of-way line of Martha Road; thence N.00'11"38'3"W. (deed=S.00'19"41'4"E.) along the said east right-of-way line, a distance of 2,499.20 feet to the POINT OF BEGINNING.

Said tract contains 45,246 square feet or 1.0387 acres, more or less.

NOTES:
1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER, THIS SKETCH, DRAWING, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY.
2. THE BEARINGS SHOWN HEREON ARE GRID BEARINGS OF THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011) ESTABLISHED FROM GPS OBSERVATIONS FROM CONTROL MONUMENTS "PLUMB BOB" (PID 002880) & "POMPANO BEACH" (PID 007260), THE BEARING OF WHICH BEARS S.04°07'51"E. PER THE NGS ONLINE POSITIONING USER SERVICE (OPUS), SHARED SOLUTION OBSERVATIONS PERFORMED ON JUNE 6, 2011 AS POSTED BY TODD BOYLE, P.S.M., MANATEE COUNTY SURVEYOR.
3. THE COURSES DESCRIBED IN INSTRUMENT NO. 201641064218 HAVE BEEN ROTATED CLOCKWISE 00'08'03" TO CORRESPOND TO THE BASIS OF BEARINGS REFERENCED ABOVE.
4. THIS IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

Joe D. Lacey, P.S.M.  
Florida Registration No: 7090

4/3/2019  
Date of Signature

This is NOT a Survey and Not valid without all sheets.