

THIS INSTRUMENT PREPARED BY:  
Charles Meador, Real Property Specialist, Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

PROJECT NAME: 44<sup>th</sup> Avenue East  
PROJECT NUMBER: 6071160  
PROJECT PARCEL NUMBER: N/A  
PROPERTY ADDRESS: N/A  
PID#: 1545111359 & 1545111309

=====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 Nancy Lorenzini, 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. HIGHLAND RIDGE HOMEOWNERS' ASSOCIATION OF MANATEE COUNTY, INC., a Florida not for 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 **Composite 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 Grantor and I make this affidavit with the authority of and on behalf of HIGHLAND RIDGE HOMEOWNERS' ASSOCIATION OF MANATEE COUNTY, 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.

16. The Grantor's Taxpayer Identification Number is 04-3658392.

17. The representations embraced herein are made for the purpose of a Temporary Construction Easement Agreement and planting of Sweetbay Magnolia Trees.

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.**

NANCY LORENZINI, PRESIDENT

Nancy Lorenzini  
Signature

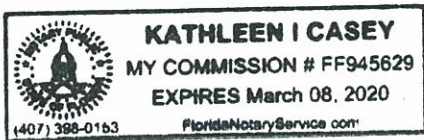
Nancy LORENZINI  
Printed Name

Sworn to (or affirmed), acknowledged and subscribed before me this 1st day of December, 2016, by Nancy Lorenzini as President, of Highland Ridge Homeowners' Association of Manatee County, Inc., a Florida not for profit corporation, on behalf of said corporation, who \_\_\_\_\_ is personally known to me or  who has produced FL License L652 621 49 971 0 as identification.

Affix seal below:

Kathleen I Casey  
Notary Public Signature

Kathleen I CASEY  
Printed Name



FF 945629  
Commission Number

March 8, 2020  
Expiration Date

Composite Exhibit "A"

# Description and Sketch

(NOT A SURVEY)

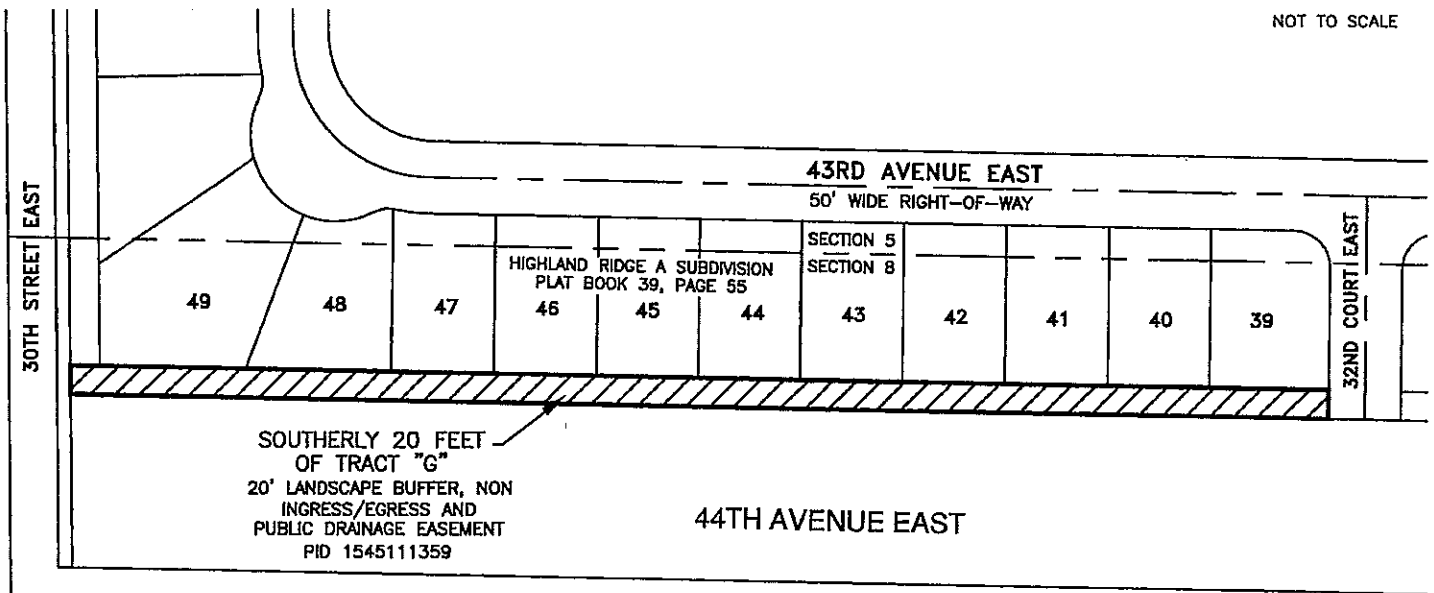
## DESCRIPTION:

Southerly 20 feet of TRACT "G" along Lots 39 thru 49, HIGHLAND RIDGE SUBDIVISION as recorded in Plat Book 39, Page 55 of the Public Records of Manatee County, Florida.

Containing 17,363 square feet more or less.



NOT TO SCALE



### NOTES:

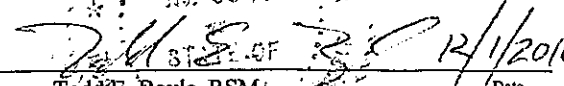
1. This Description and Sketch does not certify of warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.

MANATEE COUNTY  
PROPERTY MANAGEMENT  
SURVEY DIVISION



1112 MANATEE AVENUE WEST  
BRADENTON, FLORIDA, 34205,  
(941)748-4501

REVISION: Updated Street Name 11/30/16

No. 6047  
  
 Todd E. Boyle, RSM  
 Florida Registered Surveyor & Mapper, 6047  
 Date: 12/1/2016

ORB = OFFICIAL RECORDS BOOK  
 PC = POINT OF CURVATURE  
 PCC = POINT OF COMPOUND CURVATURE  
 PID = PARCEL IDENTIFICATION NUMBER  
 POB = POINT OF BEGINNING  
 POC = POINT OF COMMENCEMENT  
 POT = POINT OF TERMINUS  
 PRC = POINT OF REVERSE CURVATURE  
 PT = POINT OF TANGENCY  
 R/W = RIGHT-OF-WAY  
 SF = SQUARE FEET  
 ± = MORE OR LESS

Drawing Path:  
 S:\SURVEY\10\_Oct 2015  
 \Highlands Ridge TCE  
 Agreement Buffer D&S

Sheet: 1 OF 1

Section 8, Township 35  
 South, Range 18 East

Drawing Date: 10/9/15

# Description and Sketch

(NOT A SURVEY)

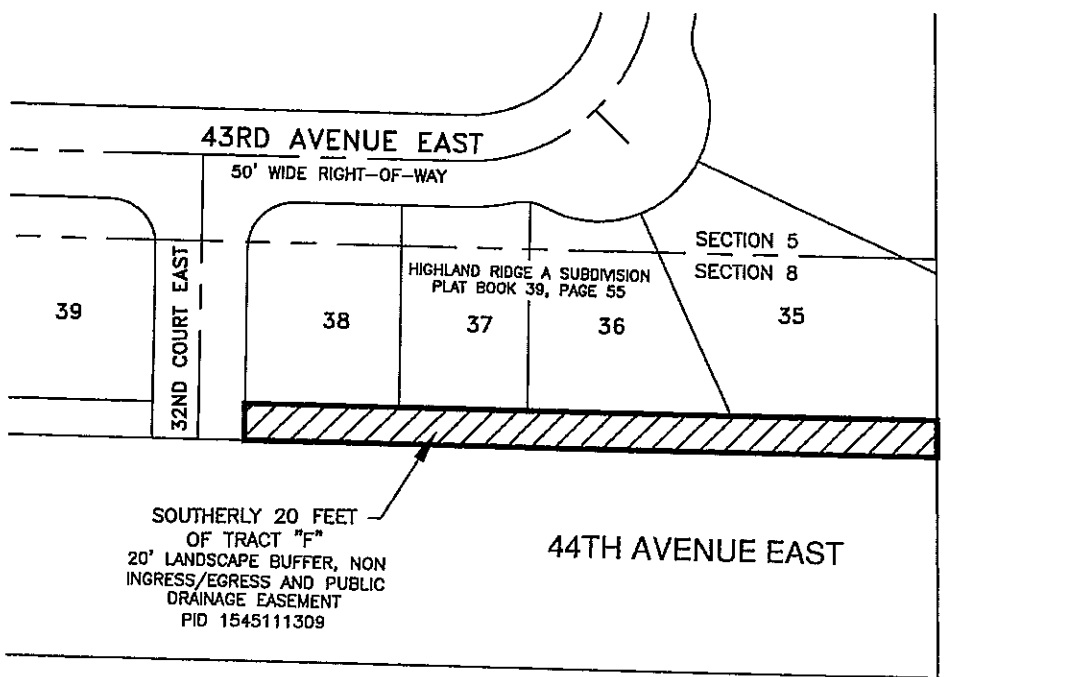
**DESCRIPTION:**

Southerly 20 feet of TRACT "F" along Lots 35 thru 38, HIGHLAND RIDGE SUBDIVISION as recorded in Plat Book 39, Page 55 of the Public Records of Manatee County, Florida.

Containing 7,501 square feet more or less.

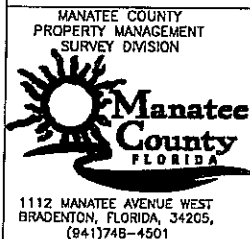


NOT TO SCALE



**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 signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.



Seal of Todd E. Boyle, RSM, No. 6047, Florida Registered Surveyor & Mapper, 6047. Signature of Todd E. Boyle, dated 10/9/2015.

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Drawing Path: S:\SURVEY\10\_Oct 2015 \Highlands Ridge TCE Agreement Buffer D&S  
 Sheet: 1 OF 1  
 Section 8, Township 35 South, Range 18 East  
 Drawing Date: 10/8/15