

MEMORANDUM



To: Cheri Coryea
County Administrator

Thru: Chad Butzow, Director
Public Works Department

From: Carmen Mosley, Sr. Fiscal Services Mgr./
Brandy Wilkins, Bond Coordinator
Public Works Department

Date: October 13, 2020

Subject: **SUMMERWOODS, PHASES IA**
PLN1806-0022
ACCEPT REVISED BILL OF SALE

On June 18, 2019, a defect security agreement securing paving, sanitary sewer, potable water, reclaimed water and offsite improvements was accepted. A Bill of Sale was accepted for this project however, it has since then been corrected and made to the County's satisfaction. By acceptance of this Bill of Sale, the developer is meeting the requirements of Manatee County. We, therefore, per Resolution R-14-86, respectively request the County Administrator to approve the following:

- **Accept and Execute** Bill of Sale in conjunction with Section 1.5 "Maintenance, Defects" of the *Agreement for Public Subdivision Improvements* accepted securing paving, sanitary sewer, potable water, reclaimed water and offsite improvements.

Instructions to Board Records

1. Copies of release request to: Teresa Popelier (tpopelier@morrisengineering.net), and Brandy Wilkins (brandywilkins@mymanatee.org).

**MANATEE COUNTY, a political
subdivision of the State of Florida**
By: Board of County Commissioners

By:
County Administrator, per R-14-86

cc: Records Management
Teresa Popelier, Morris Engineering
Attachments

Public Works Department
Fiscal Services Division
1022 26th Avenue East, Bradenton, FL 34208
Phone number: (941)708-7450

BILL OF SALE
[PHASE IA UTILITIES & ROADWAY IMPROVEMENTS]

KNOW ALL MEN BY THESE PRESENTS, that **SUMMERWOODS COMMUNITY DEVELOPMENT DISTRICT**, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, whose address is 9530 Marketplace Road, Suite 260, Fort Myers, Florida 33912 (hereinafter referred to as SELLER), for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, from **MANATEE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is Post Office Box 1000, Bradenton, Florida 34206 (hereinafter referred to as COUNTY) has granted, bargained, sold, transferred, conveyed and delivered to the COUNTY, its executors, administrators, successors and assigns forever, the following:

1. All water, reuse and wastewater lines, pipes, valves, pumps, laterals, force mains, tees, bends, joints, lift stations, facilities, equipment, and appurtenances thereto, located within those certain portions of Public Rights-of-Way designated as Summerwoods Drive, High Noon Trail, Corkscrew Crossing and Daybreak Trail as well as the Starlight Loop, Daybreak Trail and Firefly Place Private Road Rights-of-Way with Public Utility Easement labeled as "Tract A" and all Public Utility Easements (further identified in **Exhibit A** attached hereto) located within the plat known as Summerwoods – Phase IA, as recorded in Plat Book 64, Pages 62 - 78, of the Official Records of Manatee County, Florida ("**Utilities**"); and
2. All roadways and related earthwork and drainage improvements, located within those certain portion(s) of public rights-of-way designated as Summerwoods Drive, High Noon Trails, Corkscrew Crossing and Daybreak Trail located within the plat known as Summerwoods – Phase IA, as recorded in Plat Book 64, Pages 62 - 78, of the Official Records of Manatee County, Florida ("**Roadway Improvements**", and together with Utilities, "**Improvements**"¹).

TO HAVE AND TO HOLD the same unto the COUNTY, its executors, administrators, successors and assigns forever. The COUNTY shall have all rights and title to the above described personal property.

AND the SELLER hereby covenants to and with the COUNTY and assigns that SELLER is the lawful owner of the said personal property; that said personal property is free from all liens and encumbrances; that SELLER has good right and lawful authority to sell said personal property; and that SELLER fully warrants title to said personal property and shall defend the same against the lawful claims and demands of all persons whomever.

[CONTINUED ON NEXT PAGE]

¹ The Improvements were constructed pursuant to that certain Contractor Agreement between Ripa & Associates, LLC, and the Summer Woods Community Development District dated June 7, 2018.

IN WITNESS WHEREOF, the SELLER has hereunto set its hand and seal, by and through its duly authorized representatives, this 17th day of August, 2020.

WITNESSES:

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

Signature: [Signature]
Print Name: MATTHEW A FANZO

BY: [Signature]
James P. Harvey
Chairperson

Signature: [Signature]
Print Name: DAVID LYBBERT

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me this 17th day of August, 2020, by James P. Harvey as Chairperson, of Summer Woods Community Development District, a special purpose unit of local government established under Chapter 190, *Florida Statutes*, on behalf of the District. They are personally known to me or have produced _____ as identification.

[Signature]
Signature of Notary Public
Bryon T. LoPreste
Name Typed, Printed or Stamped
Commission No.: GG 919288
My Commission Expires: 01-27-24



WHEREFORE, the County and Seller have executed this Bill of Sale as of this 2nd day of October, 2020.

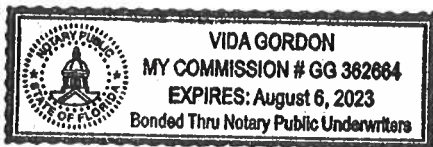
MANATEE COUNTY, a political subdivision of the State of Florida

By: Board of County Commissioners

By: [Signature]
County Administrator

STATE OF: Florida
COUNTY OF: Manatee

The foregoing instrument was acknowledged before me this 2nd day of October, 2020, by Cheri Corryea (County Administrator) for and on behalf of the Manatee County Board of County Commissioners **who is personally known to me** or has produced N/A as identification



[Signature]
NOTARY PUBLIC Signature

Vida Gordon
Printed Name

