

PREPARED BY:

Charles Meador, Senior Real Property Specialist
On Behalf of: Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Erie Road East-West Phase
PROJECT NO: 380-6082861
PID NO: 430000000
Owner Type: G22

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED is made and given by **JAMES E. PARKS**, a married man, (**Grantor**) whose mailing address is 4908 51st Street East, Bradenton, Florida, 34203 to **MANATEE COUNTY**, a political subdivision of the State of Florida, (**Grantee**) whose mailing address is Post Office Box 1000, Bradenton, Florida 34206.

WITNESSETH, that Grantor, for and in consideration of the sum of one dollar and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and transferred to Grantee, said Grantee's heirs and assigns forever, the following described land, to wit:

See legal description in Exhibit A, attached to and incorporated in this Warranty Deed by reference.

TO HAVE AND TO HOLD, the same in fee simple forever.

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land, and Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever and Grantor hereby warrants 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 land is not the homestead of Grantor under the laws of and constitution of the State of Florida and neither Grantor nor any members of Grantor's household reside on the land.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGE.

IN WITNESS WHEREOF Grantor has hereunto set Grantor's hand and seal the date written below.

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

GRANTOR:

JAMES E. PARKS, a married man

James E Parks
Signature

Date: 8/26/20

MOR
First Witness Signature

Matthew Polson
First Witness Printed Name

Jennifer Polson
Second Witness Signature

Jennifer Polson
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

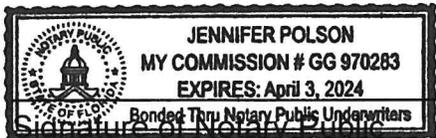
online notarization

this 26th day of August, 2020, by James E. Parks, who

is personally known to me or

has produced _____ as identification.

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



Jennifer Polson
My Commission Expires: April 3rd, 2024

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

DESCRIPTION

A PORTION OF LOTS 19, 20 AND 21 OF AMENDED 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, LYING IN SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID LOT 19; THENCE S 89°58'29" E, ALONG THE NORTH LINE LOTS 19, 20 AND 21, A DISTANCE OF 239.72 FEET TO AN INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43) AS PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS (SECTION 13020-000); THENCE S 00°01'21" E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 61.69 FEET; THENCE N 50°10'17" W, A DISTANCE OF 56.06 FEET; THENCE S 89°56'39" W, A DISTANCE OF 196.66 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID LOT 19 THENCE N 00°03'23" W, ALONG SAID WEST LINE, A DISTANCE OF 26.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 6984 SQUARE FEET (0.16 ACRES), MORE OR LESS.

**PARCEL OF LAND
RIGHT-OF-WAY
U.S. HIGHWAY 301 & ERIE ROAD
LOCATED IN
SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
MANATEE COUNTY, FLORIDA**

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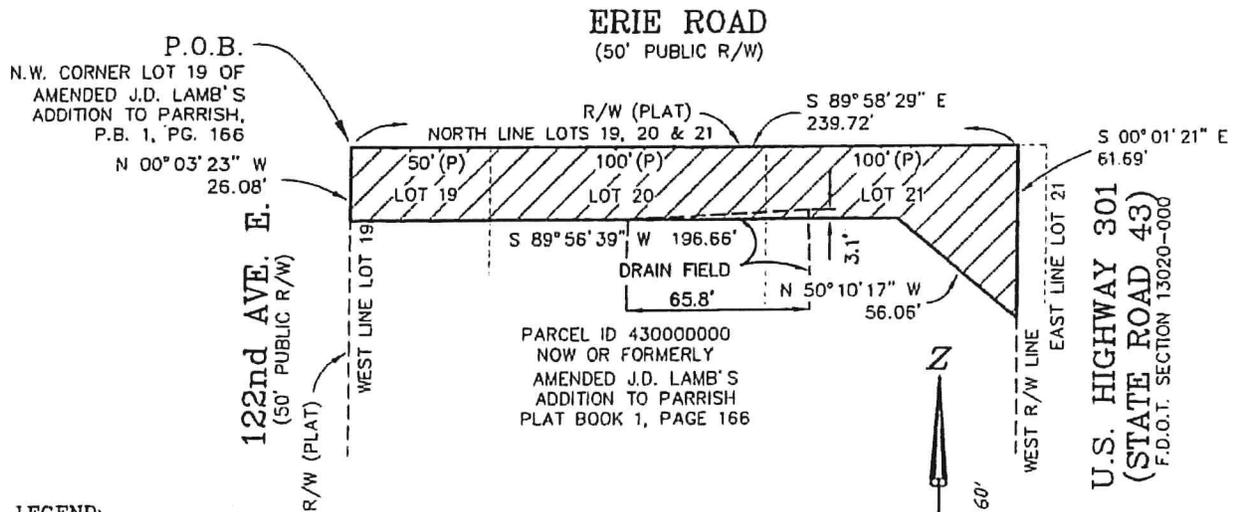
REVISION: ADDED DRAIN FIELD 11/12/18 JG
DATE: 10/09/2018

NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN THE STATE OF FLORIDA, CHAPTER CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

BY: 
JAMES N. GATCH, JR. P.E.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION 10/09/2018

**RIGHT-OF-WAY
PARCEL ID No. 430000000**



LEGEND:

- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- P.B. PLAT BOOK
- PG. PAGE
- (P) PLAT DATA
- FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
- SQ.FT. SQUARE FEET
- ± MORE OR LESS
- SITE - 0.16 ACRES 6984-SQ.FT. ±

**PARCEL OF LAND
 RIGHT-OF-WAY
 U.S. HIGHWAY 301 & ERIE ROAD
 LOCATED IN
 SECTION 29, TOWNSHIP 33 SOUTH, RANGE 19 EAST
 MANATEE COUNTY, FLORIDA**

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bernie Job # 44149
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NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF LOTS 19, 20 & 21 OF AMENDED J.D. LAMB'S ADDITION TO PARRISH AS RECORDED IN PLAT BOOK 1, PAGE 166 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA HAVING A BEARING S 89° 58' 29" E AND ARE RELATED TO FLORIDA STATE PLANE COORDINATE SYSTEM, (WEST ZONE) NAD 83/90 AND WERE DERIVED USING REAL TIME KINEMATIC METHOD AND THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK. THE PUBLISHED VALUES OF "PLUM BOB" (PID BBCJ88) AND "6728 G TIDAL" (PID BBBZ44), WERE USED TO VALIDATE THE PROJECT COORDINATES.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET)
3. TITLE INFORMATION IS DERIVED FROM TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, FILE NUMBER 28326-4, DATED JANUARY 9, 2018.

**RIGHT-OF-WAY
 PARCEL ID No. 430000000**