

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist, Property Acquisition Division

On Behalf of: Property Acquisition Manager

Manatee County Property Management Department

1112 Manatee Avenue West, Suite 800

Bradenton, Florida 34205

PROJECT NAME: Woodland Baptist Church, Inc,

PROJECT NO: N/A

PARCEL NO: N/A

PID NO: 1600700007

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

QUITCLAIM DEED

THIS QUITCLAIM DEED made this ____ day of _____, 2019, between **MANATEE COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 1000, Bradenton, Florida 34205, herein called Grantor, and **WOODLAND BAPTIST CHURCH, INCORPORATED, OF BRADENTON, FLORIDA**, a Florida not-for-profit corporation, whose address is 9607 State Road 70 Bradenton, Florida 34202, herein called Grantee, (Whenever used herein the terms “Grantor” and “Grantee” include all parties to this instrument and the heirs, legal representatives, and assignees of individuals, and the successors and assigns of corporations, trusts, and trustees.)

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said Grantee, and Grantee’s heirs and assigns forever, all the right, title, interest, claim, and demand (including without limitation any reversionary interest established pursuant to the Quit Claim Deed with Reversion executed by Grantor in favor of Grantee on October 23, 2007, and recorded in the Official Records of Manatee County, Florida, at Book 2233, Pages 4648) which Grantor has in and to the following described lands situate, lying and being in **MANATEE COUNTY, FLORIDA**, to wit:

Lots 444, 445 and 446, **PINECREST SUBDIVISION**, as per plat thereof recorded in Plat Book 4, Page 55 of the Public Records of Manatee County, Florida, and Lots 12 and 13, **MCCLURE ADDITION** to Manatee as per plat thereof recorded in Plat Book 4, Page 56 of the Public Records of Manatee County, Florida

Said property being located at:

3124 17th Street East, Bradenton, Florida 34208.

PROVIDED, HOWEVER, that this conveyance is made with the following Use Restrictions, and Grantor stipulates, as follows: (1) that Grantee shall at all times maintain its not-for-profit status and shall remain in good standing with all regulating and taxing authorities, and (2) that Grantee shall continuously use the described real property for purposes of a not-for-profit facility for a community center and ancillary uses serving the public interest and welfare that shall include after school programs, tutoring programs, recreation and athletic programs,

mentoring and counseling programs, a meeting place for community groups and organizations and such other uses serving the community interest and welfare. The Use Restrictions shall run with the land and be binding on the successors and assigns of Grantee and Grantor.

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereto belonging or in anyway appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of Grantor, either in law or equity, for the use, benefit, and profit of the said Grantee forever.

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

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON THE NEXT PAGE.

GRANTOR:

**MANATEE COUNTY, a political
subdivision of the State of Florida**

By: its Board of County Commissioners

By: _____
Chairperson

Date: _____

ATTEST: ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT AND COMPTROLLER

By: _____
Deputy Clerk