

THIS INSTRUMENT PREPARED BY:  
Pamela J. D'Agostino, Assistant County Attorney  
Manatee County Government  
Office of the County Attorney  
1112 Manatee Avenue West  
Bradenton, Florida 34205

PROJECT NAME: Erie Road-U.S. 301 to 69th Street East (N-S)  
PROJECT NO: 307-6082860  
PID NO: 725609509

SPACE ABOVE THIS LINE FOR RECORDING DATA

**TRUSTEE'S DEED**

THIS TRUSTEE'S DEED is made this 3<sup>rd</sup> day of June, 2019, by **LETHA A. WILLIS**, a married woman, individually and as Trustee of the Willis Revocable Trust under Trust Agreement dated June 1st, 2012, as restated on November 17, 2015, as amended, and **BILLY R. WILLIS**, her husband, both of whose mailing address is 4906 Erie Road, Parrish, Florida 34219 (collectively, **Grantor**), and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206 (**Grantee**).

**WITNESSETH** that Grantor, for and in consideration of the sum of **ONE DOLLAR (\$1)** 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 Trustee's Deed by reference.**

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

Grantor covenants with Grantee that Grantor has good right and lawful authority to sell and convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through, or under Grantor and that said land is free of all encumbrances, except taxes accruing for the year 2019 and subsequent years.

**IN WITNESS WHEREOF**, the Grantor has hereunto set Grantor's hand and seal on the day, month, and year written above.

**SIGNATURES AND ACKNOWLEDGMENT APPEAR ON FOLLOWING PAGE.**

Signed, sealed, and delivered in the presence of TWO (2) witnesses as required by law:

**GRANTOR:**

**LETHA A. WILLIS,**  
a married woman, individually and as  
Trustee of the Willis Revocable Trust under  
Trust Agreement dated June 1st, 2012, as  
repeated on November 17, 2015, as amended

Monica

First Witness Signature

Letha A. Willis

Signature

Monica Tapia

First Witness Printed Name

Robert Stinton

Second Witness Signature

ROBERT STINTON SR.

Second Witness Printed Name

STATE OF Florida

COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of June,  
2019, by **LETHA A. WILLIS** who  is personally known to me or \_\_\_\_\_ has produced  
\_\_\_\_\_ as identification.

Affix seal below:



Laura E. Kielmann  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG281877  
Expires 2/26/2023

Laura E. Kielmann

Notary Public Signature

Laura E. Kielmann

Printed Name

GG281877

Commission Number

2/26/2023

Expiration Date

**GRANTOR:**  
**BILLY R. WILLIS,**  
her husband

Monica

First Witness Signature

Billy R. Willis

Signature

Monica Tapia

First Witness Printed Name

Robert Stinton Sr

Second Witness Signature

ROBERT STINTON SR

Second Witness Printed Name

STATE OF Florida  
COUNTY OF Manatee

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of June, 2019, by **BILLY R. WILLIS** who  is personally known to me or \_\_\_\_\_ has produced \_\_\_\_\_ as identification.

Affix seal below:



Laura E. Kielmann  
Notary Public Signature

Laura E. Kielmann  
Printed Name

GG281877  
Commission Number

2/26/2023  
Expiration Date

**DESCRIPTION:**

A PORTION OF TRACTS 17 AND 18 OF TAMIAMI FARMS, A SUBDIVISION AS PER PLAT THEREOF RECORDED PLAT BOOK 5, PAGE 9 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA LYING IN SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER SAID OF TRACT 17; THENCE N 00°22'47" W, ALONG THE EAST MAINTAINED RIGHT OF WAY LINE OF ERIE ROAD AS RECORDED IN ROAD PLAT BOOK 12, PAGE 137 OF SAID PUBLIC RECORDS, A DISTANCE OF 218.00 FEET TO THE POINT OF BEGINNING; THENCE N 89°53'35" W, A DISTANCE OF 1.42 FEET TO AN INTERSECTION WITH AN EXISTING FENCE LINE; THENCE NORTHERLY ALONG SAID FENCE LINE THE FOLLOWING TWELVE (12) COURSES: (1) N 00°04'17" W, A DISTANCE OF 24.83 FEET; (2) N 01°25'59" W, A DISTANCE OF 21.71 FEET; (3) N 01°24'51" W, A DISTANCE OF 14.63 FEET; (4) N 00°17'49" W, A DISTANCE OF 50.93 FEET; (5) N 00°36'53" W, A DISTANCE OF 48.37 FEET; (6) N 00°21'51" W, A DISTANCE OF 50.98 FEET; (7) N 00°15'11" E, A DISTANCE OF 53.20 FEET; (8) N 00°19'37" W, A DISTANCE OF 48.54 FEET; (9) N 00°21'51" W, A DISTANCE OF 97.84 FEET; (10) N 01°33'43" E, A DISTANCE OF 25.20 FEET; (11) N 88°32'11" E, A DISTANCE OF 0.54 FEET TO AN INTERSECTION WITH SAID EAST MAINTAINED RIGHT OF WAY LINE; THENCE N 00°22'47" W, ALONG SAID EAST MAINTAINED RIGHT OF WAY LINE, A DISTANCE OF 9.77 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF ERIE LANE OF SAID TAMIAMI FARMS; THENCE N 89°37'13" E, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 35.55 FEET; THENCE S 63°40'18" W, A DISTANCE OF 22.85 FEET; THENCE S 00°22'47" E, A DISTANCE OF 436.12 FEET; THENCE N 89°53'35" W, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 7510 SQUARE FEET (0.17 ACRES), MORE OR LESS.

**RIGHT-OF-WAY  
 ERIE ROAD**

BEING A PORTION OF TRACTS 17 & 18  
 OF TAMIAMI FARMS, PLAT BOOK 5, PAGE 9  
 LOCATED IN

SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

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

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

BY: *Brandon Lauster*  
 BRANDON LAUSTER, P.S.M.

FLORIDA CERTIFICATE NO. LS 7219

DATE OF CERTIFICATION 5/13/2019

SHEET 1 OF 2

**RIGHT-OF-WAY  
 ERIE ROAD**  
 PARCEL ID No. 725609509

**LEGEND:**

- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- R/W - RIGHT-OF-WAY
- S.E. - SOUTHEAST
- S.W. - SOUTHWEST
- FT. - FEET
- R.P.B. - ROAD PLAT BOOK
- O.R.B. - OFFICIAL RECORD BOOK
- PG. - PAGE
- ID - IDENTIFICATION
- L1 - LINE DATA (SEE TABLE)
- SQ.FT. - SQUARE FEET
- ± - MORE OR LESS
-  - SITE (7510 SQ.FT. ± - 0.17 ACRES ±)

**LINE DATA**

LINE	BEARING	DISTANCE
L1	N 00° 04' 17" W	24.83
L2	N 01° 25' 59" W	21.71
L3	N 01° 24' 51" W	14.63
L4	N 00° 17' 49" W	50.93
L5	N 00° 36' 53" W	48.37
L6	N 00° 21' 51" W	50.98
L7	N 00° 15' 11" E	53.20
L8	N 00° 19' 37" W	48.54
L9	N 00° 21' 51" W	97.84
L10	N 01° 33' 43" E	25.20
L11	N 88° 32' 11" E	0.54
L12	N 00° 22' 47" W	9.77

**RIGHT-OF-WAY  
 ERIE ROAD**

BEING A PORTION OF TRACTS 17 & 18  
 OF TAMIAMI FARMS, PLAT BOOK 5, PAGE 9  
 LOCATED IN

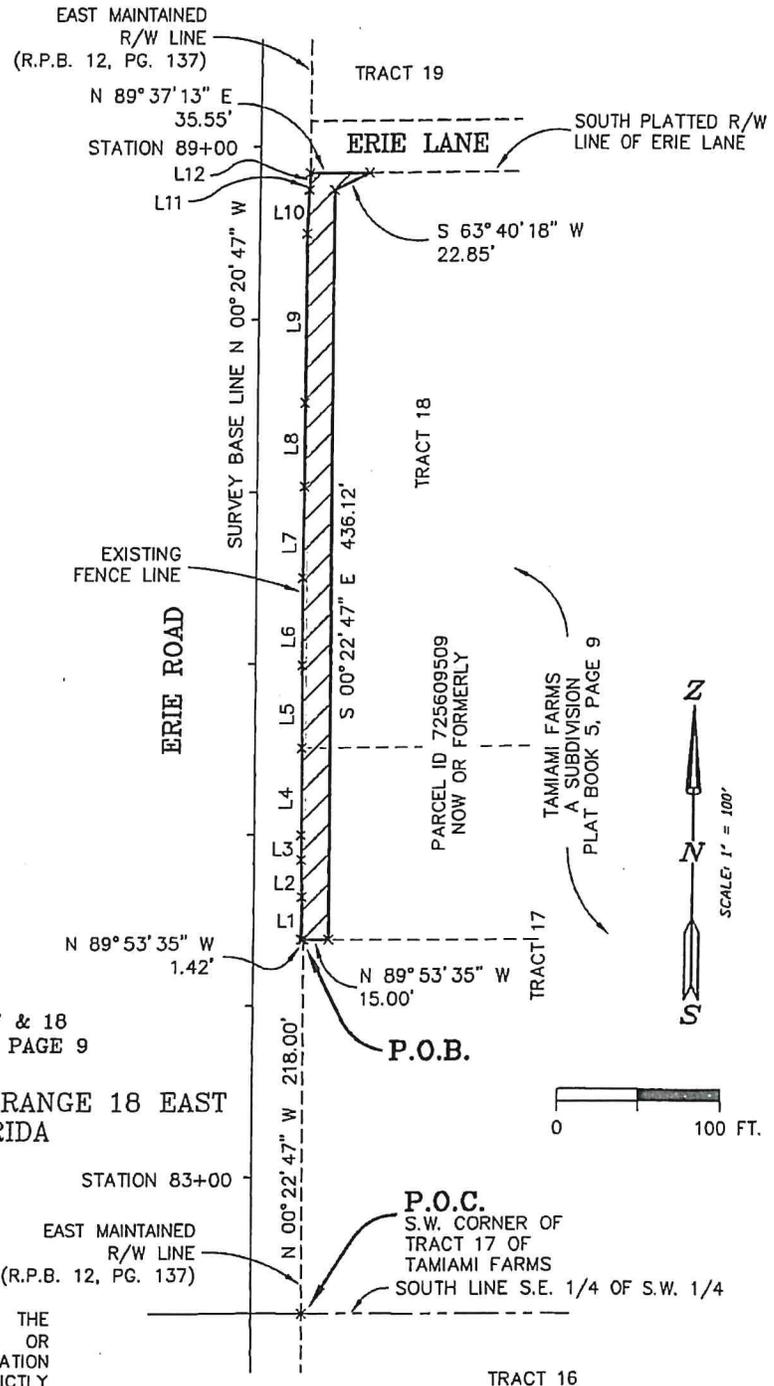
SECTION 35, TOWNSHIP 33 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

REVISED: 3/13/2019  
 DATED: 2/18/2019

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**RIGHT-OF-WAY  
 ERIE ROAD**  
 PARCEL ID No. 725609509



**NOTES:**

1. BEARINGS ARE BASED ON THE SURVEY BASELINE OF ERIE ROAD OF THE MAINTAINED RIGHT-OF-WAY MAPS AS RECORDED IN ROAD PLAT BOOK 12, PAGE 137 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 00° 20' 47" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.