SPECIAL WARRANTY DEED

THIS Special Warranty Deed, made and entered into this 25th day of January, 2019 between THE AMERICAN NATIONAL RED CROSS, a not-for-profit Federal corporation directly chartered by the United States Congress, 36 USC300101-300111, whose mailing address is 9450 SW Gemini Drive #75048, Beaverton, OR 97008, (hereinafter the Grantor), and MANATEE COUNTY, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, (hereinafter the Grantee).

WITNESSETH, that Grantor, for and in consideration of the sum of ONE AND 00/100 DOLLAR ($1.00) and other valuable consideration paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and transferred to the Grantee, said Grantee’s heirs and assigns forever, the following described land, to wit:

See legal description identified as Exhibit A attached hereto and incorporated herein by this reference.

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

AND the Grantor does hereby covenant with said Grantee that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land, and hereby specially warrants the title to said real property and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor but against none other, and that said land is free of all encumbrances, except taxes accruing for the year 2018 and subsequent years.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.
Signed, sealed and delivered in the presence of two witnesses as required by law:

GRANTOR:
The American National Red Cross, a not-for-profit Federal corporation directly chartered by the United States Congress, 36 USC300101-300111

By: [Signature]
As: [Title]

First Witness Signature: [Debra Dougherty]
First Witness Printed Name: [Debra Dougherty]

Second Witness Signature: [Laura O'Donnell]
Second Witness Printed Name: [Laura O'Donnell]

STATE OF Ohio
COUNTY OF [county]

The foregoing instrument was acknowledged before me the 25th day of January 2019, by [Joseph D. Liters] as Executive Director - Emeritus of The American National Red Cross, a not-for-profit Federal corporation directly chartered by the United States Congress, 36 USC300101-300111 on behalf of said corporation, who ______ is personally known to me or ______ has produced ______ as identification.

Notary Public: [Robert W. Menner]
Notary Public - Ohio
My Commission Expires October 22, 2022

Commission Number [10.22.2022]
Expiration Date
Exhibit "A"
Sketch of Description
(NOT A SURVEY)

Commence at the Southwest corner of the North \( \frac{1}{2} \) of Section 17, Township 35 South, Range 19 East, also being the Southeast corner of the North \( \frac{1}{2} \) of Section 18, Township 35 South, Range 19 East; thence S 89°34′40″ E, along the South line of the North \( \frac{1}{2} \) of said Section 17, a distance of 187.55 feet to the intersection with the Westerly right-of-way of Lakewood Ranch Boulevard (formerly Upper Manatee River Road Extension), a 120-foot wide public right-of-way as recorded in Official Records Book 1429, Page 3703 of the Public Records of Manatee County, Florida, said point being on the arc of a curve to the right, whose radius point lies N 63°58′46″ E, a radial distance of 2310.00 feet; thence run Northwesterly, along said Westerly right-of-way for the following four (4) calls: (1) thence along the arc of said curve, through a central angle of 23°42′37″, a distance of 955.93 feet to a point of tangency of said curve; (2) thence N 02°18′37″ W, a distance of 1736.20 feet to the intersection with the common section line to Sections 7 and 18, Township 35 South, Range 19 East, said point lying N 88°45′31″ W, 141.64 feet from the section corner common to said Sections 7 and 18; (3) thence continue N 02°18′37″ W, a distance of 339.27 feet to the point of curvature of a curve to the right, having a radius of 4060.00 feet and a central angle of 04°58′40″; (4) thence run Northerly along the arc of said curve, a distance of 352.73 feet to the South line of a proposed Ingress/Egress Easement; thence N 89°57′17″ W, along the South line, a distance of 1845.43 feet; thence N 00°02′43″ E, a distance of 60.00 feet to the Point of Beginning; thence N 89°57′17″ W, along the North line of said proposed Ingress/Egress easement, a distance of 273.00 feet; thence N 00°02′43″ E, a distance of 200.00 feet; thence S 89°57′17″ E, a distance of 273.00 feet; thence S 00°02′43″ W, a distance of 200.00 feet to the Point of Beginning.

Together with Red Cross Stormwater Drainage and Retention Easement Area (from Clements Surveying, Inc. Sketch of Description, date of certification 8-24-05)

Commence at the Southwest corner of the North \( \frac{1}{2} \) of Section 17, Township 35 South, Range 19 East, also being the Southeast corner of the North \( \frac{1}{2} \) of Section 18, Township 35 South, Range 19 East; thence S 89°34′40″ E, along the South line of the North \( \frac{1}{2} \) of said Section 17, a distance of 187.55 feet to the intersection with the Westerly right-of-way of Lakewood Ranch Boulevard (formerly Upper Manatee River Road extension), a 120-foot wide public right-of-way as recorded in Official Records Book 1429, Page 3703 of the Public Records of Manatee County, Florida, said point being on the arc of a curve to the right, whose radius point lies N 63°58′46″ E, a radial distance of 2310.00 feet; thence run Northwesterly, along said Westerly right-of-way for the following four (4) calls: (1) thence along the arc of said curve, through a central angle of 23°42′37″, a distance of 955.93 feet to the point of tangency of said curve; (2) thence N 02°18′37″ W, a distance of 1736.20 feet to the intersection with the common section line to Sections 7 and 18, Township 35 South, Range 19 East, said point lying N 88°45′31″ W, 141.64 feet from the section corner common to said Sections 7 and 18; (3) thence continue N 02°18′37″ W, a distance of 339.27 feet to the point of curvature of a curve to the right, having a radius of 4060.00 feet and a central angle of 04°58′40″; (4) thence run Northerly along the arc of said curve, a distance of 352.73 feet to the South line of a proposed Ingress/Egress Easement; thence N 89°57′17″ W, along the South line, a distance of 1845.43 feet; thence N 00°02′43″ E, a distance of 60.00 feet to the Point of Beginning; thence N 89°57′17″ W, along the North line of said proposed Ingress/Egress easement, a distance of 273.00 feet; thence N 00°02′43″ E, a distance of 200.00 feet; thence S 89°57′17″ E, a distance of 273.00 feet; thence S 00°02′43″ W, a distance of 200.00 feet to the Point of Beginning.

AND BEING the same property conveyed to the American National Red Cross, a not-for-profit federal corporation from Schroeder-Manatee Ranch, Inc., a Delaware corporation by Special Warranty Deed dated August 31, 2005 and recorded September 02, 2005 in Deed Book 02055, Page 1021.

Tax Parcel No. 579400359
Exhibit "A"
Sketch of Description
(NOT A SURVEY)

Parcel ID 5794000359
(Now or Formerly)

"North line of proposed Ingress/Egress Easement" (0)
60' Public ROW
per ORB 1862 PG 3953
(Malachite Drive)

"South line of proposed Ingress/Egress Easement" (0)

Westerly ROW of Lakewood Ranch Blvd.
(Formerly Upper Manatee River Road Extension)
a 120’ public ROW per ORB 1429 PG 3763

POC
SW corner of N 1/2 of 17-35S-19E also the
SE corner of N 1/2 of 18-35S-19E

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.
4. The basis of bearings is the is the northerly line of the proposed right-of-way (Malachite Drive), which bears S89°57'17"E
(per Official Records Book 1862, Page 3953, of the Public Records of Manatee County, Florida).
5. Parcels depicted are entirely within Section 7, Township 35 South, Range 19 East, Manatee County, Florida.

See Sheet 1 of 2 for Description, Signature, Date & Seal

Drawing Path:
S:\SURVEY\2018\jobs\20190202_ American Rd\Cross\CAD_DWG's\Carteon\Sheet 2 Of 2

1112 Manatee Avenue West
Bradenton, Florida 34205
(941)746-4801

Manatee County Property Management Department Survey Division

Not to Scale