

THIS INSTRUMENT PREPARED BY:
Chris Munyon, Real Property Specialist
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Extension
PROJECT NO: 380-6053913
PARCEL NO: N/A
PID NO: 469400055

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 19 day of Oct., 2017, between **PATRICIA KAYE McCLAIN**, a married woman, joined by her husband **KENNETH W. McCLAIN**, whose mailing address is 11731 69th Street East, Parrish, Florida 34219 (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 fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing for the year 2017 and subsequent years.

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

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.



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

GRANTOR:
PATRICIA KAYE McCLAIN and
KENNETH W. McCLAIN,
husband and wife

Matthew S. Farmer
First Witness's Signature

Patricia Kaye McClain
Signature

Matthew S. Farmer
First Witness's Printed Name
As to Both

Patricia Kaye McClain
Grantor Printed Name

Chris Munyon
Second Witness's Signature

Kenneth W. McClain
Signature

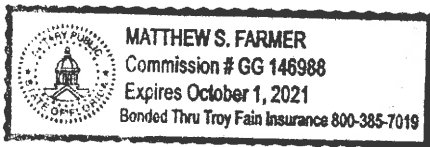
Chris Munyon
Second Witness's Printed Name
As to Both

Kenneth W. McClain
Grantor Printed Name

STATE OF Florida
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 19th day of October, 2017, by **PATRICIA KAYE McCLAIN**, and **KENNETH W. McCLAIN**, husband and wife who is personally known to me or X who has produced Waivers license of Florida as identification.

Affix seal below:



Matthew S. Farmer
Notary Public Signature

Matthew S. Farmer
Printed Name

GH-146988
Commission Number

10 / 1 / 2021
Expiration Date

Exhibit "A"

Sketch of Description

(NOT A SURVEY)

DESCRIPTION: PER OFFICIAL RECORDS BOOK 1725, PAGE 5472, PUBLIC RECORDS OF MANATEE COUNTY FLORIDA

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 30, TOWNSHIP, 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S01 DEGREE 35'52"E, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 183.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 69TH STREET EAST; THENCE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 197.10 FEET TO A POINT ON THE EAST LINE OF THE WEST 186.50 FEET OF THE EAST 1/2 OF SAID SE 1/4 OF THE SE 1/4 OF SAID SECTION 30; THENCE S01 DEGREE 34'41"E, ALONG SAID EAST LINE, A DISTANCE OF 1169.52 FEET TO A POINT ON THE SOUTH LINE OF SECTION 30; THENCE N89 DEGREES 44'17" EAST ALONG SAID SOUTH LINE, DISTANCE OF 197.52 FEET; THENCE N01 DEGREE 35'52"W, 1170.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.30 ACRES MORE OR LESS.

SUBJECT TO A 25 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA; THENCE S01 DEGREE 35'52"E, ALONG THE EAST LINE OF SAID SECTION 30, A DISTANCE OF 183.43 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF 69TH STREET EAST; THENCE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 275.05 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S89 DEGREES 34'55"W, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET; THENCE S01 DEGREE 35'52", 166.89 FEET; THENCE N89 DEGREES 34'55"E, 25.00 FEET; THENCE N01 DEGREE 35'52"W, 166.89 FEET TO THE POINT OF BEGINNING.

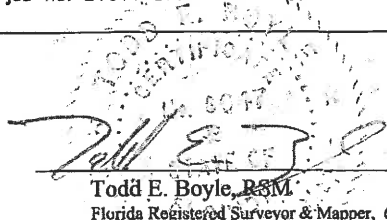
NOTES:

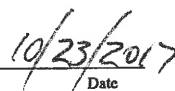
1. This Sketch of Description does not certify or warranty: title, zoning, easements, or freedom of encumbrances.
2. Subject to easements, dedications and restrictions of record not provided to the surveyor and mapper.
3. Not valid without the signature and original raised seal of a Florida licensed surveyor & mapper. This is not a survey.
4. The basis of bearings is the is East line of Section 30, Township 33 South, Range 19 East which bears S01°35'52"E. (Deed)
5. The Description on page 1 is incomplete without the Sketch on Page 2.
6. This Sketch of Description utilized American Government Services Corporation Title Report 28154-2 Dated September 13, 2017 @ 8:00 am and Boundary Survey by Leo Mills and Associated job no. B1614, dated 7-21-93.

MANATEE COUNTY
PROPERTY MANAGEMENT
SURVEY DIVISION



1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(941)748-4501


 Todd E. Boyle, RSM
 Florida Registered Surveyor & Mapper, 6047


 Date

Drawing Path:
S:\SURVEY\2017
jobs\10_2017\2017001_
Sketch of Description/FT
HAMER EXTENTION

Sheet: 1 OF 2

Section 30, Township 33
South, Range 19 East

Drawing Date: 10/20/17

Exhibit "A"

Sketch of Description

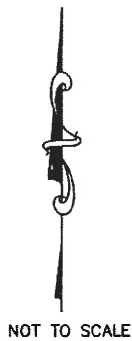
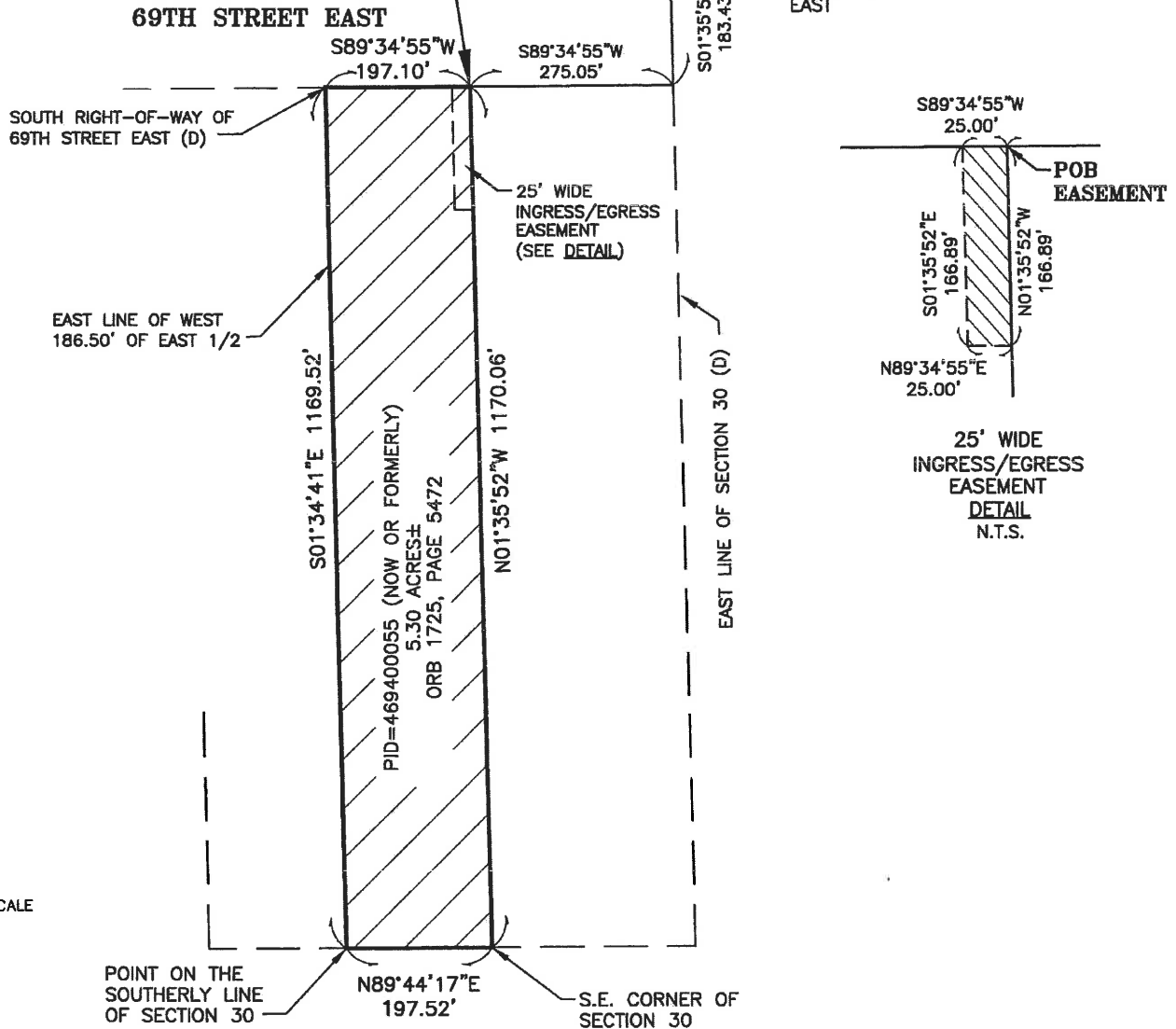
(NOT A SURVEY)

**POINT OF BEGINNING,
PARCEL, AND EASEMENT**

THE NE CORNER OF THE SE 1/4 OF SECTION
30, TOWNSHIP 33 SOUTH, RANGE 19 EAST

**POINT OF
COMMENCEMENT**

THE NE CORNER OF THE SE 1/4
OF THE SE 1/4 OF SECTION 30,
TOWNSHIP 33 SOUTH, RANGE 19
EAST



See Page 1 of 2 for Description,
Signature & Seal

- (D) = DEED
- ORB = OFFICIAL RECORDS BOOK
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- N.T.S. = NOT TO SCALE
- PT = POINT OF TANGENCY
- R/W = RIGHT-OF-WAY
- SF = SQUARE FEET
- ± = MORE OR LESS

Drawing Path:
S:\SURVEY\2017
jobs\10_2017\2017001_
Sketch of Description/FT
HAMER EXTENTION

Sheet: 2 OF 2

Section 30, Township 33
South, Range 19 East

Drawing Date: 10/20/17