

THIS INSTRUMENT PREPARED BY:

Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Fort Hamer Road Extension
PROJECT NO: 380-6053913
PARCEL NO: N/A
PID NO: 466200003

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 19th day of April 2018 2018, between **TOM MONTS, JR.**, a single man, whose mailing address is 6893 Crystal River Road, Jacksonville, Florida 32219, (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 2018 and subsequent years.

This property is not homestead property of the grantor, nor contiguous to homestead property, as such homestead is defined under Florida law.

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:
TOM MONTS, JR., a single man

Dana M. Turner
First Witness's Signature

Tom Monts Jr.
Signature

DANA M. TURNER
First Witness's Printed Name

TOM MONTS JR.
Grantor Printed Name

FDL M 233-173-64-728-0

Martha Fitzgile Dixon
Second Witness's Signature

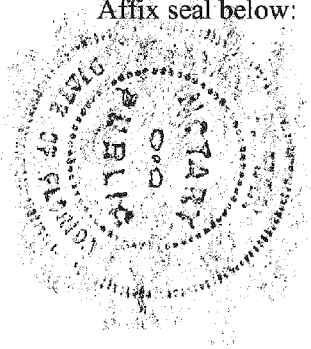
Martha Fitzgile Dixon
Second Witness's Printed Name

FDL D 250-546-44-868-0

STATE OF FLA.
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of April, 2018, by Tom Monts, Jr., a single man, who is personally known to me or _____ who has produced FDL M 532-810-41-024-0 as identification.

Affix seal below:



Ann E. Harmon
Notary Public Signature

ANN E. HARMON
Printed

Commission Number _____

Expiration _____

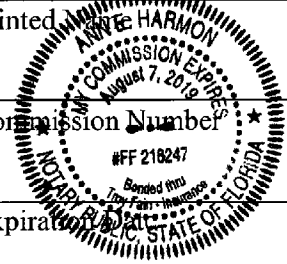


Exhibit "A"

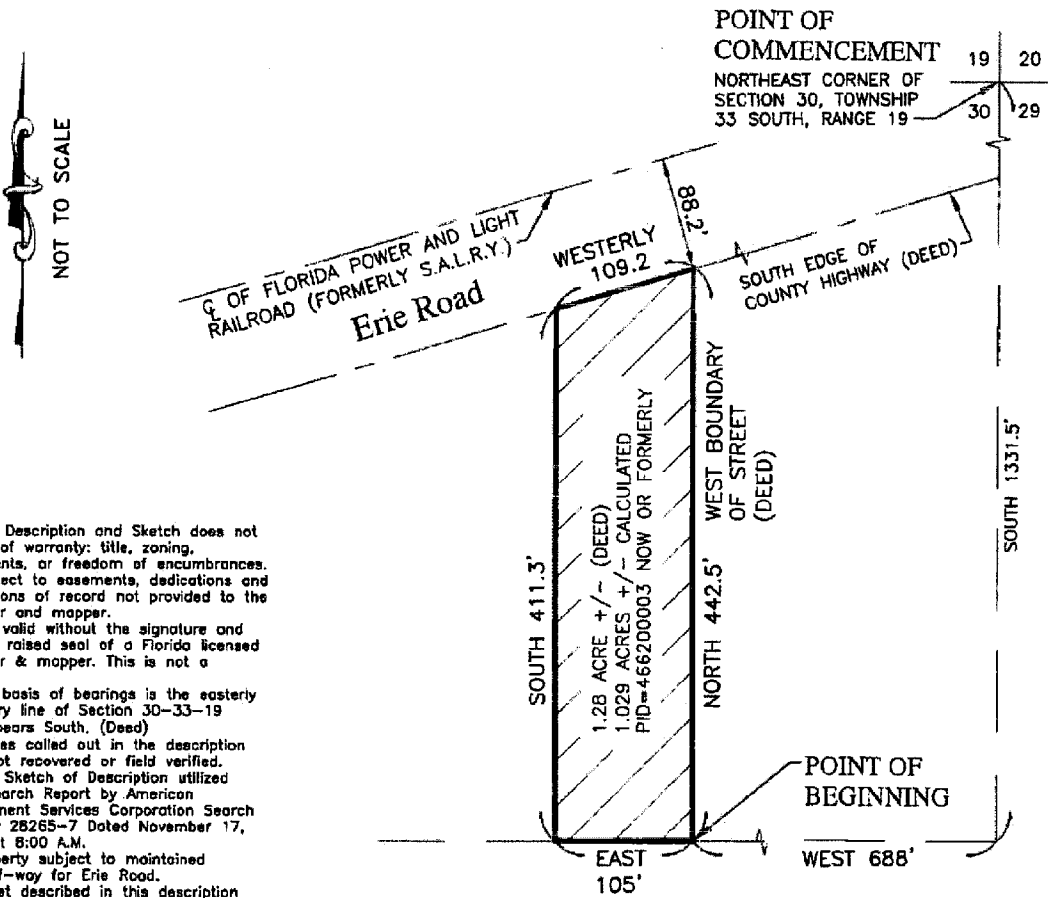
Sketch of Description

(NOT A SURVEY)

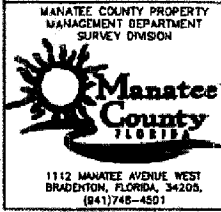
Description Per Official Records Book 1208 Page 1588

All that certain parcel of land lying and being in the County of Manatee and State of Florida, more particularly described as follows:

Begin at a point 1331.5 feet South and 688 feet West of the NE corner of Section 30, Township 33 South, Range 19 East and run North 442.5 feet to a stake on the South Edge of the County Highway parallel to the S.A.L. Ry., said stake being 88.2 feet South of the center line of said Ry., intersection of the County Highway and a street being given by said party of the first part; thence running westerly 109.2 feet along the South edge of said Highway to a stake thence South 411.3 feet to a Stake, and thence East 105 feet to a Stake and a point of beginning, said Stake being SE corner of said property consisting of 1.28 acres more or less and forming West boundary of the street above mentioned.



- 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 easterly boundary line of Section 30-33-19 which bears South, (Deed)
 5. Stakes called out in the description were not recovered or field verified.
 6. This Sketch of Description utilized Title Search Report by American Government Services Corporation Search Number 28265-7 Dated November 17, 2017 at 8:00 A.M.
 7. Property subject to maintained right-of-way for Erie Road.
 8. Street described in this description does not appear to have been recorded or constructed.



Todd E. Boyle, RSM
 Florida Registered Professional Surveyor & Mapper, 6047
 Date: 2/12/2018

PID = PARCEL IDENTIFICATION NUMBER
 POB = POINT OF BEGINNING
 POC = POINT OF COMMENCEMENT
 POT = POINT OF TERMINUS
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 PCC = POINT OF COMPOUND CURVATURE
 S.F. = SQUARE FEET
 R/W = RIGHT OF WAY
 +/- = MORE OR LESS
 G = CENTERLINE
 S.A.L.R.Y. = SEABOARD AIR LINE RAILWAY

Drawing Path: \SURVEY\2018jobs\20180202_Erie Rd-Sketch of Description PID 466200003\CAD-DWGS
 Sheet: 1 OF 1
 Section 30, Township 33 South, Range 19 East
 Drawing Date: 02/12/18