



THIS INSTRUMENT PREPARED BY:
Denise Escobosa, Consultant Project Manager
Independence Acquisition and Appraisal, LLC
On behalf of Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Ste. 800
Bradenton, FL 34205

PROJECT NAME: 44th Ave East
PROJECT NO: 6086960
PARCEL NO: 119
PID NO: 1709200159

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

TRUSTEE'S DEED

THIS INDENTURE, made and entered into this 26th day of April, 2018, between **CHRISTOFER EMERY, INDIVIDUALLY AND AS SUCCESSOR TRUSTEE OF THE DONNA L. AND RALPH O. EMERY, JR. REVOCABLE LIVING TRUST DATED NOVEMBER 13, 2003, AS AMENDED DECEMBER 4, 2013, WHICH ALSO MAY BE REFERRED TO AS THE DONNA L. AND RALPH O. EMERY, JR. LIVING TRUST, JOINED BY HIS WIFE FLORINDA EMERY**, whose mailing address is 5110 44th Avenue East, Bradenton, Florida, 34203, (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 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 2018 and subsequent years.

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

SIGNATURES AND ACKNOWLEDGMENTS APPEAR ON FOLLOWING PAGES.

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

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

GRANTOR:

Christofer Emery, Individually and as Successor Trustee of the Donna L. and Ralph O. Emery, Jr. Revocable Living Trust dated November 13, 2003, as amended December 4, 2013, which also may be referred to as the Donna L. and Ralph O. Emery, Jr. Living Trust

Carolyn J. Kearney
First Witness Signature

Carolyn J. Kearney
First Witness Printed Name

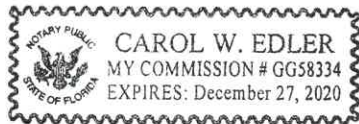
Carol W. Edler
Second Witness Signature

Carol W. Edler
Second Witness Printed Name

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8th day of February, 2018, by Christofer Emery, Individually and as Successor Trustee of the Donna L. and Ralph O. Emery, Jr. Revocable Living Trust dated November 13, 2003, as amended December 4, 2013, which also may be referred to as the Donna L. and Ralph O. Emery, Jr. Living Trust, who _____ is personally known to me or who has produced FDL as identification.

Affix seal below:



By: Christofer Emery
Signature

As: Successor Trustee
Title

Carol W. Edler
Notary Public Signature

Carol Edler
Printed Name

Commission Number

Expiration Date

GRANTOR:

Florinda Emery, wife

By: Florinda Emery
Signature

Carolyn J. Kearney
First Witness Signature

Carolyn J. Kearney
First Witness Printed Name

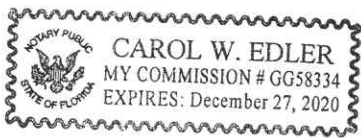
Carol W. Edler
Second Witness Signature

Carol W. Edler
Second Witness Printed Name

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 8th day of February, 2018, by Florinda Emery, wife, who FDL is personally known to me or who has produced FDL as identification.

Affix seal below:



Carol W. Edler
Notary Public Signature

Carol Edler
Printed Name

Commission Number

Expiration Date

Exhibit "A"

Description and Sketch

LEGAL DESCRIPTION

44th Avenue East (Manatee County Public Works Project Number 6086960)

Parcel Number 119

44th Avenue East

Manatee County

That part of Lot 23 of Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County, Florida, together with the easterly 25 feet of a 50 foot vacated road as recorded in Deed Book 366, Page 139 and Official Record Book 1549, Page 2048, Public Records of Manatee County, Florida, being in Section 10, Township 35 South, Range 18 East more particularly described as follows:


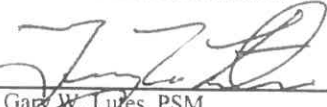

Commence at the Northwest Section Corner of said Section 10; thence South 89° 26' 25" East along the North line of the Northwest Quarter of said Section 10, a distance of 518.55 feet; thence South 00° 33' 35" West, a distance of 29.36 feet to the South right-of-way line of 44th Avenue East per Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County, Florida, to the POINT OF BEGINNING; thence South 89° 26' 33" East along said South right-of-way line and North line of said Lot 23, a distance of 223.40 feet to the Mean High Water Line as defined on the Florida Department of Environmental Protection drawing 5870; thence along said Mean High Water Line the following (4) four courses; 1) thence South 03° 53' 45" East a distance of 22.46 feet; 2) thence South 16° 06' 01" West a distance of 26.28 feet; 3) thence South 15° 47' 28" West a distance of 38.07 feet; 4) thence South 12° 12' 22" West a distance of 18.98 feet; thence North 89° 23' 31" West a distance of 200.96 feet to the West line of the easterly 25 feet of a 50 foot vacated road; thence North 01° 17' 07" West along said west line, a distance of 102.90 feet to the POINT OF BEGINNING.

Containing 0.507 acres or 22,104 square feet, more or less.

General Notes:

- 1) The bearings shown on this description and sketch are based on the Florida State Plane Coordinate System, West Zone, 1983 North American Datum, 2011 Adjustment, as established from the north line of the Northwest Quarter of Section 10, Township 35 South, Range 18 East being a found railroad spike and a found nail and disk deriving a bearing of South 89° 26' 25" East.
- 2) This legal description and sketch is supported by a Specific Purpose Survey dated 2/16 prepared under the responsible charges of Richard Edgerton, Professional Survey and Mapper Number 4292 of ZNS Engineering.
- 3) This legal description and sketch is incomplete without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

SEE SHEET 1 FOR SKETCH
 NOT A BOUNDARY SURVEY
 PARCEL ID NO. 1709200159.

 <p>MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p>1112 MANATEE AVENUE WEST BRADENTON, FLORIDA, 34205, (941)748-4501</p>	<p>AECOM TECHNICAL SERVICES, INC. Florida Certificate of Authorization No. LB7860</p> <div style="text-align: center;">  Gary W. Lutes, PSM Florida Professional Surveyor & Mapper. LS4367 7650 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1462 Telephone No. (813)286-1711 </div> <p style="font-size: small; text-align: center;">Drawn By: E Metcalf Checked By: G Lutes</p>		<p>Sheet: 2 OF 2</p> <hr/> <p>Section 10, Township 35 South, Range 18 East</p> <hr/> <p>Drawing Date: 1/9/17</p>
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NW 1/4, Section 10, Township 35 South, Range 18 East
Manatee County, Florida

Exhibit "A"

Description and Sketch

44TH AVENUE EAST PER MANATEE COUNTY PUBLIC
WORKS PROJECT NUMBER 6086960

(NOT A SURVEY)



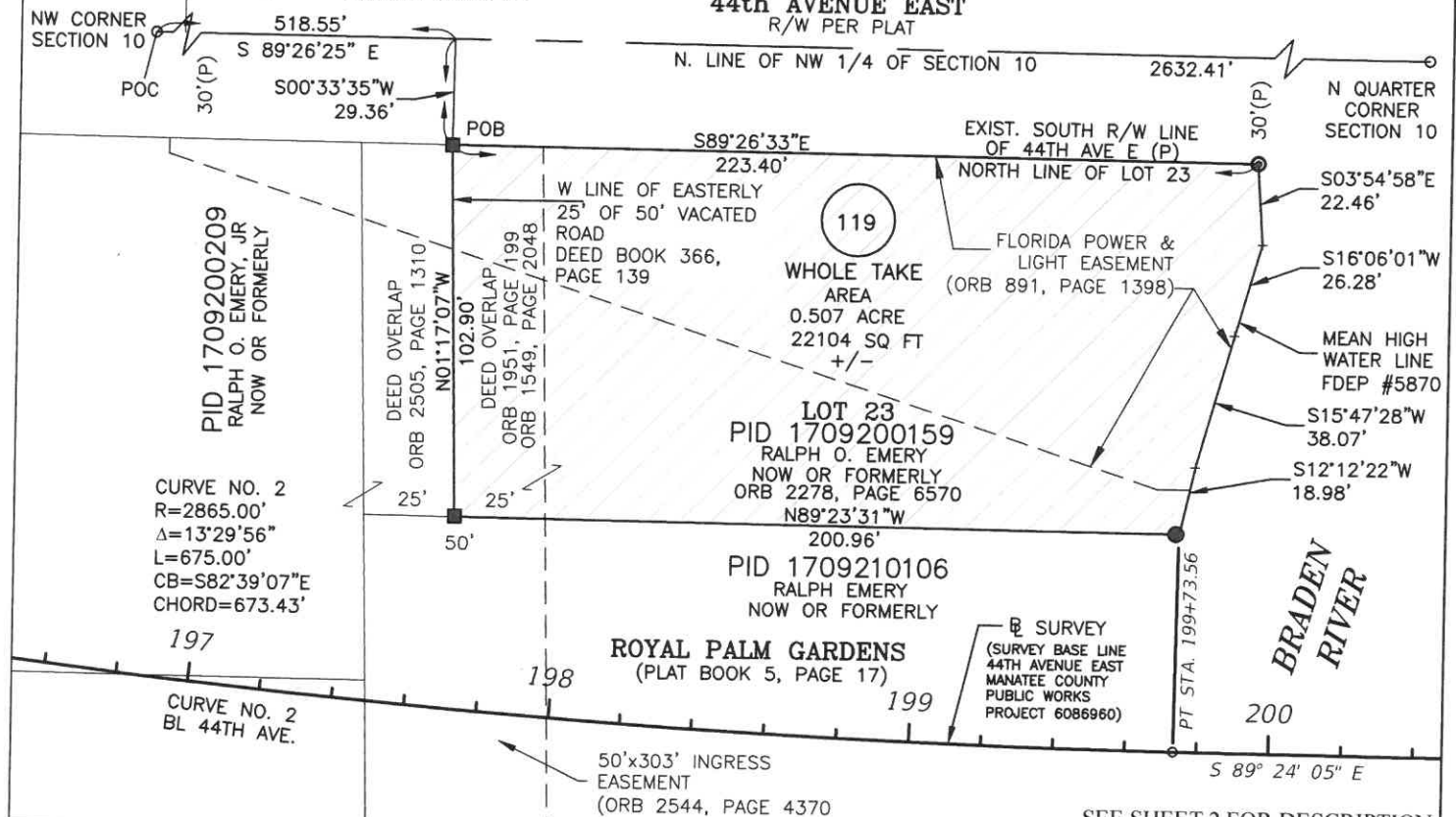
52nd STREET E.

LEGEND

- (P) = PLAT
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- ORB = OFFICIAL RECORD BOOK
- PT = POINT OF TANGENCY
- R/W = RIGHT OF WAY
- BL = BASELINE
- +/- = MORE OR LESS
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- ORB = OFFICIAL RECORD BOOK
- SQ FT = SQUARE FEET
- STA. = STATION
- FDEP = FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
- ← = PROPERTY OWNER TIE

PID 1513300002
HARRY PINCUS
NOW OR FORMERLY

44th AVENUE EAST
R/W PER PLAT



SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY
MANAGEMENT DEPARTMENT
SURVEY DIVISION

BY:



AECOM TECHNICAL SERVICES, INC.

7650 W Courtney Campbell Causeway, Suite 700
Tampa Florida 33607

Phone (813) 286-1711

Florida Certificate of Authorization No. LB7860

Sheet: 1 OF 2

Section 10, Township 35
South, Range 18 East

Drawing Date: 1/9/17

1112 MANATEE AVENUE WEST
BRADENTON, FLORIDA, 34205,
(841)748-4501