



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: 118
PID NO: 1709200209

=====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.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal 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:

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

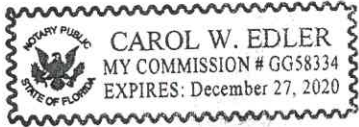
By: Christofer
Signature

As: Successor Trustee
Title

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 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 FDH as identification.

Affix seal below:



Carol W. Edler
Notary Public Signature

Carol Edler
Printed Name

Commission Number

4-26-2018
Expiration Date

Carolyn J. Kearney
First Witness Signature

Carolyn J. Kearney
First Witness Printed Name

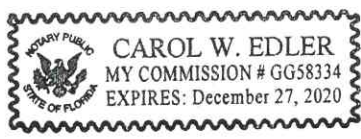
Carol W. Edler
Second Witness Signature

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 EDL is personally known to me or who has produced as identification.

Affix seal below:



GRANTOR:
Florinda Emery, wife

By: [Signature]
Signature

Carol W. Edler
Notary Public Signature

Carol Edler
Printed Name

Commission Number

4-26-2018
Expiration Date

Exhibit "A"

Description and Sketch

LEGAL DESCRIPTION

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

Parcel Number 118

44th Avenue East

Manatee County

That part of Lot 22 of Royal Palm Gardens Subdivision as recorded in Plat Book 5, Page 17, Public Records of Manatee County, Florida, together with the westerly 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:


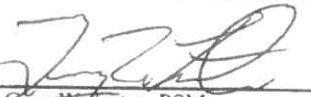

Commence at the Northwest Section Corner of said Section 10; thence South 89° 26' 25" East along the North line of the Northwest Quarter of said Section 10, a distance of 518.55 feet; thence South 00° 33' 35" West, a distance of 29.36 feet to the East line of the westerly 25 feet of a 50 foot vacated road and 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 01° 17' 07" East along said East line, a distance of 102.90 feet; thence North 89° 23' 31" West a distance of 25.00 feet to the East line of said Lot 22; thence South 01° 17' 32" East along said East line, a distance of 45.85 feet to the South line of said Lot 22; thence North 89° 24' 34" West along said South line, a distance of 162.35 feet; thence North 01° 05' 41" West a distance of 148.89 feet to the North line of said Lot 22 and 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; thence South 89° 21' 40" East along the North line of said Lot 22 and said South right-of-way line, a distance of 186.86 feet to the POINT OF BEGINNING.

Containing 0.613 acres or 26,685 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. 1709200209.

 <p style="font-size: small;">MANATEE COUNTY PROPERTY MANAGEMENT DEPARTMENT SURVEY DIVISION</p> <p style="font-size: x-small;">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 <small>7850 West Courtney Campbell Causeway Tampa, FLORIDA, 33607-1462 Telephone No. (813)286-1711</small> </div> <div style="text-align: right; margin-top: 10px;"> 8/7/17 <small>Date</small> </div> <div style="text-align: right; font-size: x-small; margin-top: 5px;"> Drawn By: E. Melcalf Checked By: G. Lutes </div>		<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)

LEGEND

- (P) = PLAT
- PID = PARCEL IDENTIFICATION NUMBER
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R/W = RIGHT OF WAY
- B = BASELINE
- +/- = MORE OR LESS
- R = RADIUS
- Δ = CENTRAL ANGLE
- L = ARC LENGTH
- CB = CHORD BEARING
- ORB = OFFICIAL RECORD BOOK
- SQ FT = SQUARE FEET
- ↔ = PROPERTY OWNER TIE

Scale: 1" = 50'

52nd STREET EAST

EXIST. NORTH R/W LINE (P) 50'(P)

44th AVENUE EAST

R/W PER PLAT

NW CORNER SECTION 10
 POC
 2632.41' N. LINE OF NW 1/4 OF SECTION 10 S 89°26'25" E 518.55'

N QUARTER CORNER SECTION 10

EXIST. SOUTH R/W LINE 44TH AVE E (P)

S89°21'40"E
 186.86'

S00°33'35"W
 29.36'

W LINE OF LOT 22

N LINE OF LOT 22

FLORIDA POWER & LIGHT EASEMENT
 (ORB 891, PAGE 1398)

118

WHOLE TAKE

LOT 22
 AREA
 0.613 ACRE
 26685 SQ FT
 +/-

E LINE OF LOT 22

E LINE OF WESTERLY 25' OF 50' VACATED ROAD.

POB

PID 1709210155
 WINDING ROADS, LLC
 NOW OR FORMERLY

B SURVEY
 (SURVEY BASE LINE
 44TH AVENUE EAST
 MANATEE COUNTY
 PUBLIC WORKS
 PROJECT 6086960)

PID 1709200159
 RALPH O. EMERY
 NOW OR FORMERLY

PID 1709200209
 RALPH O. EMERY, JR.
 NOW OR FORMERLY
 ORB 2544, PAGE 4370

N89°23'31"W
 25.00'
 50'x303'
 INGRESS
 EASEMENT
 (ORB 2544,
 PAGE 4370)

CURVE NO. 2
 BL 44TH AVE.

CURVE NO. 2
 R=2865.00'
 Δ=13°29'56"
 L=675.00'
 CB=S82°39'07"E
 CHORD=673.43'

PID 1709210459

DOROTHY KENNEY
 NOW OR FORMERLY

LOT 46

ROYAL PALM GARDENS
 (PLAT BOOK 5, PAGE 17)

PID 1709200159
 RALPH O. EMERY
 NOW OR FORMERLY

SEE SHEET 2 FOR DESCRIPTION

FOR: MANATEE COUNTY PROPERTY
 MANAGEMENT DEPARTMENT
 SURVEY DIVISION



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

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