



**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: 44<sup>th</sup> Ave East  
PROJECT NO: 6086960  
PARCEL NO: 119  
PID NO: 1709200159

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

**CERTIFICATION OF TRUST**

**BEFORE ME**, the undersigned notary public, personally appeared **CHRISTOFER EMERY** (Affiant) who being first duly sworn, deposes and says that:

1. Affiant is the sole 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 (hereinafter the **Trust**).
2. The Trust exists and the Trust instrument was executed on November 13, 2003, and was amended on December 4, 2013.
3. The settlors (creators/grantors) of the Trust were Donna L. Emery and Ralph O. Emery, Jr.
4. Successor Trustee Christofer Emery's address is 5110 44<sup>th</sup> Avenue East, Bradenton, Florida 34203.
5. Affiant certifies that this Certification of Trust pertains to the trust property described in Exhibit A, attached hereto and incorporated herein by this reference.
6. Title to the property described in Exhibit A is currently vested in Christofer Emery, the sole Successor Trustee of the Donna L. and Ralph O. Emery, Jr. Revocable Living Trust dated November 13, 2003, as amended December 4, 2013.
7. Affiant, as the Successor Trustee of the Trust, has the power to sell, at public or private sale, mortgage, pledge, transfer, convey, exchange or otherwise dispose of any and all property, real or personal, at any time forming a part of any Trust for such purposes, in such manner and on such terms as shall be deemed advisable, and to lease, for any period of time, even beyond the expected term of any Trust and with or without option to purchase, any property held in any Trust.
8. The Trust is irrevocable.
9. Affiant, as Successor Trustee, has the power to execute and deliver all instruments and to take any other action which appears necessary or desirable to exercise his powers.

10. The Trust has not been revoked, modified, or amended in any manner that would cause the representations herein to be incorrect.

11. The Trust property described in Exhibit A is NOT homestead property.

12. Affiant is familiar with the applicable Florida laws regarding sworn statements and the penalties and liabilities resulting from false statements and misrepresentations made in instruments of this nature.

**CHRISTOFER EMERY**

Christofer  
Signature

Christopher D. Emery  
Printed Name

STATE OF Florida  
COUNTY OF Hillsborough

Sworn to (or affirmed), acknowledged and subscribed before me this 26<sup>th</sup> day of April, 2018, by Christofer Emery, who \_\_\_\_\_ is personally known to me or  who has produced DL # E560-104-82-181-0 as identification.

Affix seal below:



DENISE ESCOBOSA  
Commission # GG 135578  
Expires December 3, 2021  
Bonded Thru Budget Notary Services

Denise Escobosa  
Notary Public Signature

Denise Escobosa  
Printed Name

GG 135578  
Commission Number

December 3, 2021  
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:


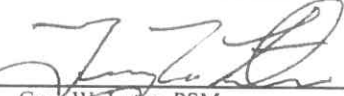

Commence at the Northwest Section Corner of said Section 10; thence South 89° 26' 25" East along the North line of the Northwest Quarter of said Section 10, a distance of 518.55 feet; thence South 00° 33' 35" West, a distance of 29.36 feet to the South right-of-way line of 44th Avenue East per Royal 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 &amp; Mapper, LS4367              7650 West Courtney Campbell Causeway              Tampa, FLORIDA, 33607-1462,              Telephone No. (813)286-1711         </div> <div style="text-align: right; margin-top: 10px;">             8/7/17              Date         </div> <div style="text-align: right; margin-top: 5px; font-size: small;">             Drawn By: E Metcalf              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)



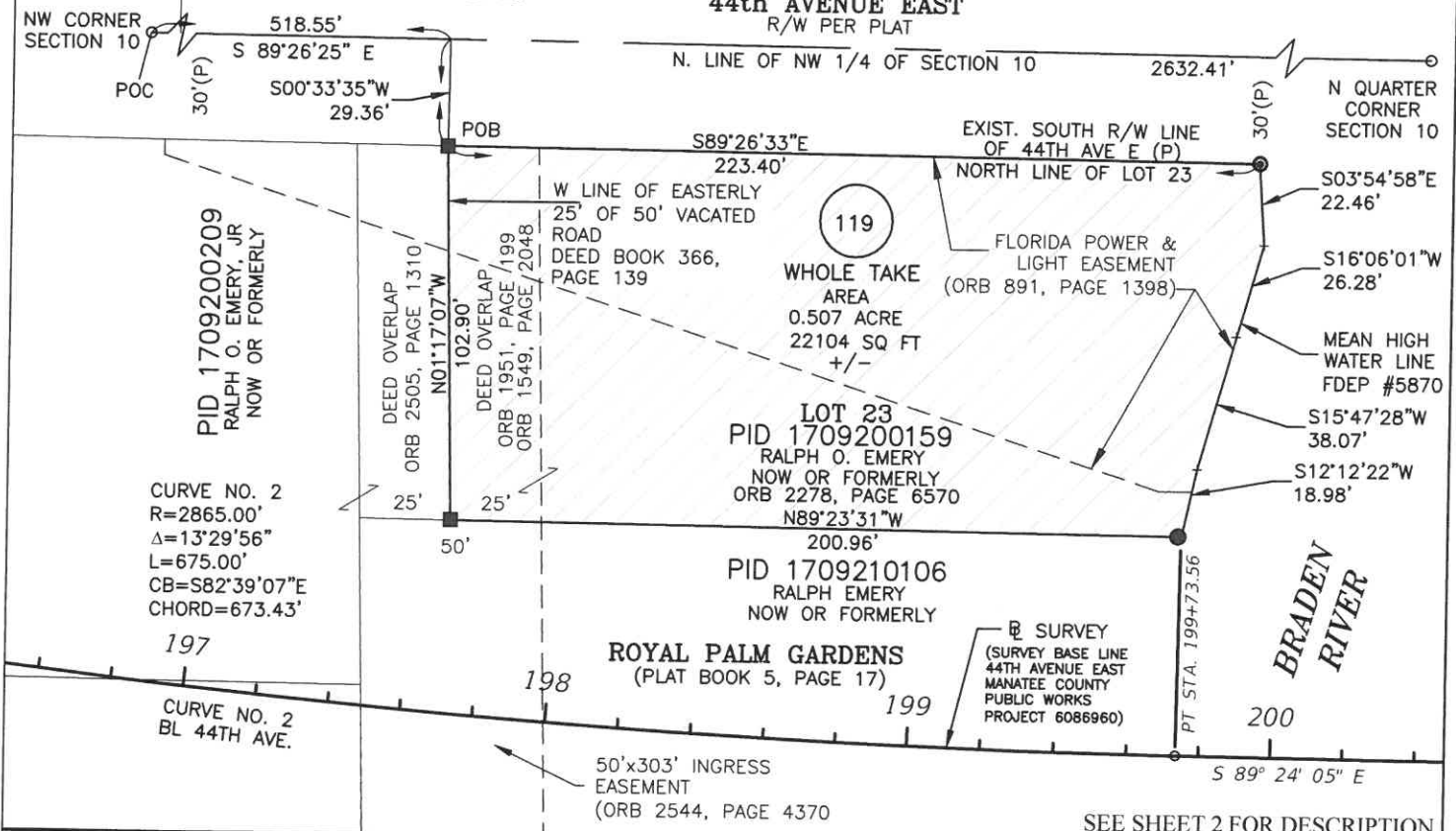
Scale: 1" = 50'

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

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