

Return to:
Scott E. Rudacille, Esq.
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205
File Number: 31011.025

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS WARRANTY DEED made and executed the _____ day of _____ A.D. 2018, by **Land Experts, Inc., a Florida corporation**, whose post office address is 1651 Whitfield Avenue, Suite 220, Sarasota, Florida 34243, hereinafter called the grantor, to **Manatee County, a political subdivision of the State of Florida**, whose post office address is 1112 Manatee Avenue West, Bradenton, Florida 34205, hereinafter called the grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Manatee County, State of Florida, viz:

See Exhibit "A" attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever, for use as a public right-of-way and related utility and drainage facilities.

AND the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF the said grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered
in the presence of:

(CORPORATE SEAL)

Land Experts, Inc., a Florida corporation

BY: Charles Tokarz

CHARLES TOKARZ
Printed Name

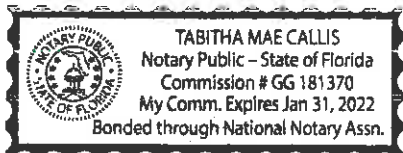
TITLE: VICE PRES

Witness Signature
Tabitha Callis
Printed Name

Witness Signature
Erin Young
Printed Name

STATE OF FLORIDA
COUNTY OF manatee

The foregoing instrument was acknowledged before me this 17th day of May, 2018, by Charles Tokarz,
as Vice President of Land Experts, Inc., a Florida Corporation, who is personally known to me or has
produced _____ as identification.



Tabitha Mae Callis
NOTARY PUBLIC Signature
Tabitha Mae Callis
Printed Name

Exhibit "A"

FT HAMER ROAD EXTENSION RIGHT OF WAY ACQUISITION

LEGAL DESCRIPTION: (BY KING ENGINEERING)

A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2641, PAGE 6594, BEING A PORTION OF LOTS 1 AND 2, BLOCK 1, PLAT OF UNIT NO. 1 MANATEE RIVER FARMS ACCORDING TO PLAT BOOK 6, PAGE 45 BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING IN SECTIONS 19 AND 30, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 33 SOUTH, RANGE 19 EAST, MANATEE COUNTY, FLORIDA, THENCE SOUTH 86°58'46" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 19, A DISTANCE OF 657.22 FEET TO THE EAST LINE OF PARCEL B ACCORDING TO OFFICIAL RECORD BOOK 2641, PAGE 6594 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SAME BEING THE POINT OF BEGINNING; THENCE, SOUTH 01°01'42" EAST, ALONG SAID EAST LINE, A DISTANCE OF 694.96 FEET TO THE NORTH RIGHT OF WAY LINE OF FP & L RAILROAD ACCORDING TO OFFICIAL RECORD BOOK 1250, PAGE 737 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 73°37'35" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 58.52 FEET; THENCE NORTH 00°07'20" EAST, A DISTANCE OF 362.02 FEET TO A POINT ON A CURVE TO THE RIGHT; THENCE NORTHERLY 187.64 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°26'20", AND A CHORD BEARING AND DISTANCE OF NORTH 06°50'30" EAST 187.21 FEET TO A POINT OF REVERSE CURVE TO THE LEFT; THENCE NORTHERLY 172.26 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 13°20'15", AND A CHORD BEARING AND DISTANCE OF NORTH 06°53'32" EAST 171.87 FEET TO AFORESAID EAST LINE OF PARCEL B; THENCE SOUTH 00°13'25" WEST, ALONG SAID EAST LINE, A DISTANCE OF 7.18 FEET TO THE POINT OF BEGINNING.