

**THIS INSTRUMENT PREPARED BY:**  
Tim Cristello, Real Property Specialist  
Property Acquisition Division  
Manatee County Property Management Department  
1112 Manatee Avenue West, Suite 800  
Bradenton, Florida 34205

**PROJECT NAME:** 63<sup>rd</sup> Avenue East @ 33<sup>rd</sup> Street East Intersection  
**PROJECT#:** 6041860  
**PARCEL#:** N/A  
**PID#:** 1870200209

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

**WARRANTY DEED**

**THIS INDENTURE**, made and entered into this 11 day of April, 2018, between **6 LLC**, a Florida limited liability company, whose mailing address is 800 Morgan Johnson Road, Bradenton, Florida 34208, (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 2017 and subsequent years.

**SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.**

**GRANTOR:**

**6 LLC**, a Florida limited liability company

*David W. Wilcox*  
First Witness Signature

**DAVID W. WILCOX**  
First Witness Printed Name

By: *Loriann M Toomey*  
Signature

As: Manager  
Title

Loriann M. Toomey  
Printed Name

*Jennifer Bradsell*  
Second Witness Signature

**JENNIFER BRADSELL**  
Second Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 11 day of April, 2018, by Loriann M. Toomey, as Manager of 6 LLC, a Florida limited liability company, on behalf of said company, who  is personally known to me or  who has produced \_\_\_\_\_ as identification.

Affix seal below:

*David W. Wilcox*  
Notary Public Signature

Printed Name DAVID WAYNE WILCOX  
Commission # FF 117400  
Expires August 28, 2018  
Bonded Thru Troy Fair Insurance 800-385-7013

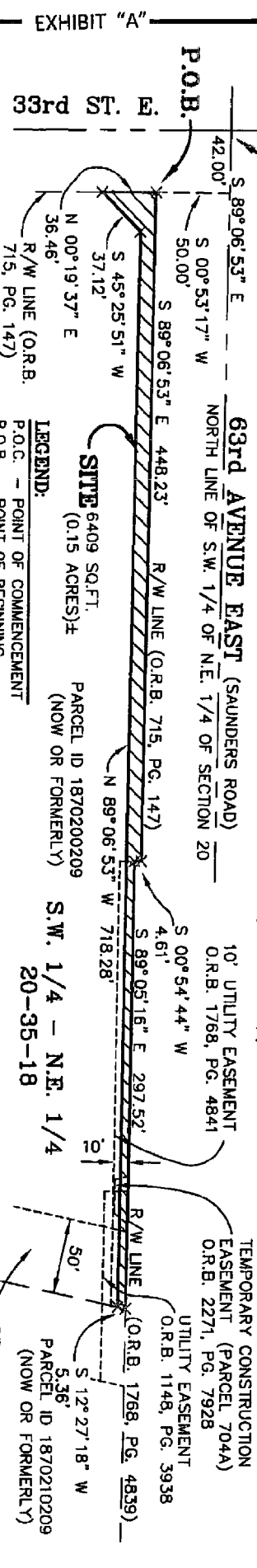
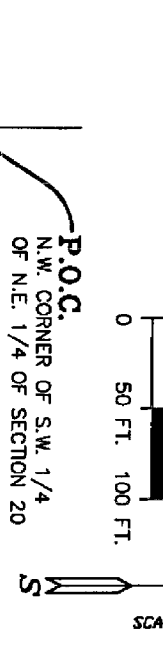
Commission Number \_\_\_\_\_

Expiration Date \_\_\_\_\_



CERTIFICATE OF AUTHORIZATION # LB69882  
 201 5th AVENUE DRIVE EAST  
 BRADENTON, FLORIDA 34208  
 (941) 748-8080  
 FAX (941) 748-5747

REVISIONS:  
 3/15/2017 PARCEL & ADDED TITLE WORK berric  
 3/31/2017 MISC REVISIONS jimg  
 10/24/2017 ESM T REMOVED jimg



**LEGEND:**

P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
R/W	RIGHT-OF-WAY
O.R.B.	OFFICIAL RECORD BOOK
PG.	PAGE
ID	IDENTIFICATION
SQ.FT.	SQUARE FEET
▨	SITE (RIGHT-OF-WAY)

**PARCEL OF LAND RIGHT-OF-WAY 63rd AVENUE EAST**  
 LOCATED IN SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

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berric Job # 45304  
 11: MANATEE Sidewalk 63rd Ave E & 33rd St E\01-27-17\Description\PerAcquire.docx  
 11: MANATEE Sidewalk 63rd Ave E & 33rd St E\01-27-17\Parcel Acquisition.dwg (pdf)

**RIGHT-OF-WAY**

**DESCRIPTION:**  
 A PARCEL OF LAND LYING IN THE S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID S.W. 1/4 OF THE N.E. 1/4; THENCE S 89°06'53" E, ALONG THE NORTH LINE OF THE SAID S.W. 1/4 OF N.E. 1/4, A DISTANCE OF 42.00 FEET; THENCE S 00°53'17" W, A DISTANCE OF 50.00 FEET TO AN INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF 63rd AVENUE EAST AS RECORDED IN OFFICIAL RECORD BOOK 715, PAGE 147 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE S 89°06'53" E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 448.23 FEET TO AN INTERSECTION WITH SAID SOUTH RIGHT OF WAY LINE AS RECORDED IN OFFICIAL RECORD BOOK 1768, PAGE 4839 OF SAID PUBLIC RECORDS; THENCE EASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE, THE FOLLOWING TWO (2) CURVES: (1) S 00°54'44" W, A DISTANCE OF 4.61 FEET; (2) S 89°05'16" E, A DISTANCE OF 297.52 FEET; THENCE S 12°27'18" W, A DISTANCE OF 5.36 FEET; THENCE N 89°06'53" W, A DISTANCE OF 718.28 FEET; THENCE S 45°25'51" W, A DISTANCE OF 37.12 FEET TO AN INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF 33rd STREET EAST AS RECORDED IN OFFICIAL RECORD BOOK 715, PAGE 147 OF SAID PUBLIC RECORDS; THENCE N 00°19'37" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 36.46 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.15 ACRES (6409 SQUARE FEET), MORE OR LESS.

SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST  
 MANATEE COUNTY, FLORIDA

NOTES:  
 1. BEARINGS ARE BASED ON THE NORTH LINE OF S.W. 1/4 OF THE N.E. 1/4 OF SECTION 20, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, HAVING A BEARING OF S 89°06'53" E.  
 2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY. (MONUMENTS HAVE NOT BEEN FIELD LOCATED OR SET)  
 3. TITLE INFORMATION IS DERIVED FROM TITLE SEARCH REPORT BY AMERICAN GOVERNMENT SERVICES CORPORATION, AGS SEARCH NO. 27764-1, DATED FEBRUARY 12, 2017.

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEARCHED BY: JAMES M. GAUCH, JR., F.S.M.  
 FLORIDA CERTIFICATE NO. 4295  
 DATE OF CERTIFICATION: 02/13/2017