

THIS INSTRUMENT PREPARED BY:

Larry Decker, Real Property Specialist
Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: 63rd Avenue East @ 33rd Street East Intersection
PROJECT NO: 6041860
PARCEL NO: N/A
PID NO: 1870200209

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

AFFIDAVIT OF OWNERSHIP AND ENCUMBRANCES

STATE OF FLORIDA
COUNTY OF MANATEE

BEFORE ME, the undersigned notary public, personally appeared Loriann M. Toomey, who being first duly sworn, deposes and says that, to the best of her knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. 6 LLC, a Florida limited liability company (hereinafter the **Grantor**) is the owner of the fee simple title to certain real property (hereinafter the **Property**) situated in Manatee County, Florida, more particularly described in **Exhibit A** attached to this affidavit and by this reference made a part of this affidavit, and has full authority to sell or encumber the Property.
3. I am the Manager of Grantor and I make this affidavit with the authority of and on behalf of 6 LLC.
4. Grantor has sole and exclusive possession of the Property.
5. Neither Grantor's title to nor possession of the Property has ever been disputed or questioned and I am not aware of any facts by reason of which the title to or possession of the Property or any part of it or any personal property located on it might be disputed or questioned or by reason of which any claim to the Property or any portion of it or any personal property located on it might be adversely asserted.
6. No person or entity other than Grantor claims or is presently entitled to the right to possess or is in possession of the Property and there are no tenancies, leases, or other occupancies that affect the Property.
7. There are no disputes concerning the location of the boundary lines of the Property.
8. Grantor has not violated any of the restrictions, declarations or covenants in connection with the Property, nor know of any prior owner violating said restrictions, declarations or covenants.
9. There are no outstanding or unpaid taxes or assessments (pending or certified) due to any governmental agency for improvements to or for the benefit of the Property for which the Grantor is responsible, or other matters that constitute or could constitute a lien or encumbrance against the property or any improvements on it or any part of it or against any personal property

located on it except for the mortgage documents referenced in paragraph 14. Should any bill be found which relates to the period of the Grantor's possession, the Grantor shall pay such bill upon demand. No notice has been received regarding future pending zoning by any government instrumentality.

10. There are no actions, proceedings, judgments, bankruptcies, liens (except for the mortgage documents referenced in paragraph 14), or executions recorded among the Public Records of Manatee County, Florida, or any other county in Florida or pending against the Grantor in the courts of Manatee County, Florida, or any other courts.

11. There are no matters pending against the Grantor that could give rise to a lien that would attach to the Property or cause a loss of title or impair the title between the effective date of the title insurance commitment and the recording of the interest to be insured by the title insurance company, and the Grantor has not and will not execute any instrument that would adversely affect the title or interest to be insured in the Property, including but not limited to mortgaging or conveying the Property or any interest in it or causing any liens to be recorded against the Property or the Owner, except for the mortgage documents referenced in paragraph 14.

12. There has been no labor performed or materials furnished on or to the Property during the past **NINETY (90)** days, or, if labor has been performed or materials furnished during such **NINETY (90)** days, all persons performing or furnishing the same have been fully paid and there are no unpaid bills for labor or materials for which valid liens could be filed.

13. No notice of commencement concerning the Property has been filed in the past **NINETY (90)** days, nor are there any unsatisfied construction liens of record concerning such Property, nor have any notices to owner been received by the Grantor during the past **NINETY (90)** days.

14. There are no outstanding, unrecorded deeds, unsatisfied liens, leases, contracts for sale, judgments, easements or rights-of-way for users, convyances, mortgages or adverse interests affecting title to the Property, except the following:

- Easement from Nena Swift, a widow, to Manatee County, Florida, dated March 24, 1975 and recorded March 26, 1975 in Official Records Book 715, Page 129.
- Utility Easement from Linnie V. Walton, to Manatee County, dated May 30, 1986 and recorded June 17, 1986 in Official Records Book 1148, Page 3938.
- Utility Easement from Robert Walton to Manatee County, dated April 22, 2001 and recorded September 6, 2002 in Official Records Book 1768, Page 4841.
- Final Order on behalf of Manatee County granting special permit, as ordered July 7, 2015 and recorded July 13, 2015 in Official Records Book 2577, Page 5811.
- Recorded Notice of Environmental Resource Permit by the Southwest Florida Water Management District, dated July 27, 2015 and recorded October 5, 2015 in Official Records Book 2589, Page 5805.

- Notice of Commencement executed by 6 LLC, a Florida limited liability company, dated May 23, 2016 and recorded May 25, 2016 in Official Records Book 2621, Page 6558.
- Mortgage, Security Agreement, Financing Statement and Assignment of Rents executed by 6 LLC, a Florida limited liability company, in favor of Whitney Bank, a Mississippi state chartered Bank doing business as Hancock Bank, dated May 23, 2016 and recorded May 25, 2016 in Official Records Book 2621, Page 6520.
- Collateral Assignment of Rents and Leases executed by 6 LLC, a Florida limited liability company, in favor of Whitney Bank, a Mississippi chartered bank doing business as Hancock Bank, dated May 23, 2016 and recorded May 25, 2016 in Official Records Book 2621, Page 6545.
- UCC-1 Financing Statement executed by 6 LLC, a Florida limited liability company, and Renovo Recovery and Salvage, LLC a Florida limited liability company, in favor of Whitney Bank, doing business as Hancock Bank, recorded May 25, 2016 in Official Records Book 2621, Page 6552.
- Manatee County Easement Encroachment Agreement executed by 6 LLC, dated July 12, 2016 and recorded July 12, 2016 in Official Records Book 2628, Page 6896.

As used herein all references to Official Records shall mean of the Public Records of Manatee County, Florida.

15. The Grantor's Taxpayer Identification Number is 47-1924233.

16. The representations embraced herein are made for the purpose of assisting in the sale of the Property.

17. This affidavit is made and given by affiant with full knowledge of applicable Florida laws regarding sworn affidavits and the penalties and liabilities resulting from false statements and misrepresentations therein.

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

Loriann M. Toomey
Name of Affiant

Manager
Title of Affiant


Loriann M Toomey
Signature

Loriann M Toomey
Printed Name

Sworn to (or affirmed), acknowledged and subscribed 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 Wilcox
Notary Public Signature

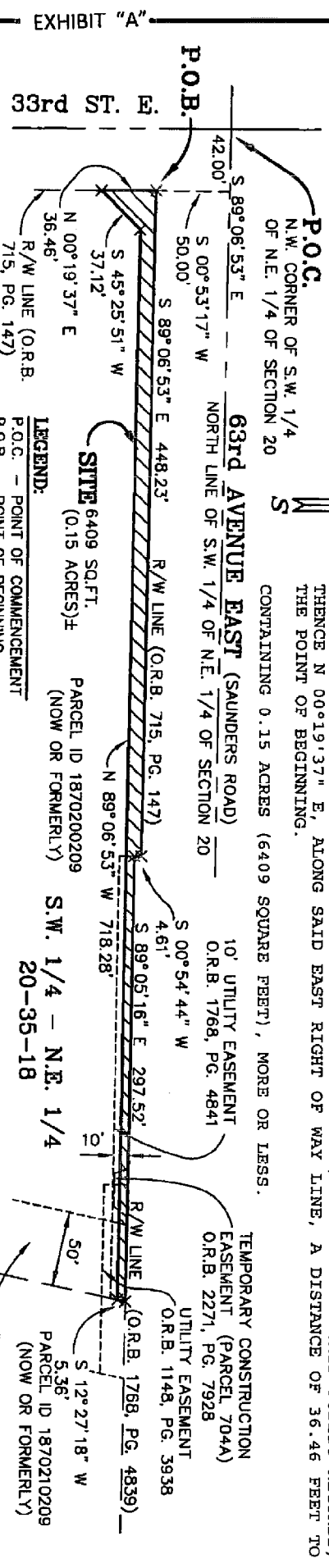
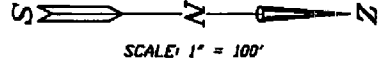
Printed  DAVID WAYNE WILCOX
Commission # FF 117400
Expires August 28, 2018
Bonded Thru Troy Fahn Insurance 888-385-7918
Commission Number

Expiration Date



CERTIFICATE OF AUTHORIZATION # LB6982
 201 5th AVENUE DRIVE EAST
 BRADENTON, FLORIDA 34208
 (941) 748-8080
 FAX (941) 748-3747

REVISIONS:
 3/15/2017 PARCEL & ADDED TITLE WORK bernie
 3/31/2017 MISC REVISIONS jim
 10/24/2017 ESM-T REMOVED jim



NOTE: (NOT PLOTTABLE)
 PROPERTY SUBJECT TO:
 SPECIAL PERMIT O.R.B. 2577, PG. 5811
 EASEMENT ENCROACHMENT AGREEMENT
 O.R.B. 2628, PG. 6896

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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 Bernie Job # 43904
 MANATEE: Sidewalk 63rd Ave E & 33rd St E\01-27-17\Descriptions\PerAcquis.docx
 MANATEE: Sidewalk 63rd Ave E & 33rd St E\01-27-17\Parcel Acquisition.dwg (pdf)

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 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) COURSES: (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.

RIGHT-OF-WAY

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.
 I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THEY MEET THE STANDARDS OF PRACTICE FOR SURVEYING IN THE STATE OF FLORIDA, CHAPTER 5J-17.050, FLORIDA ADMINISRTATIVE CODE.
 BY: JAMES M. GAICH, JR., S.M.
 FLORIDA CERTIFICATE NO. 4295
 DATE OF CERTIFICATION: 02/13/2017