

THIS INSTRUMENT PREPARED BY:
Tim Cristello, Real Property Specialist
On Behalf of: Joy Leggett-Murphy, Property Acquisition Division Manager
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Ellenton Gillette Road
(US 301 Intersection Improvements)
PROJECT NO: 381-6035161
PARCEL NO: 1
PID NO: 956600001

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

WARRANTY DEED

THIS INDENTURE, made and entered into this 23 day of JUNE, 2017, between **ELLENTON FOOD MART, INC.**, a Florida profit corporation, whose mailing address is 3602 U.S. Highway 301, Ellenton, Florida (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.

THIS WARRANTY DEED is made and executed under threat of and in lieu of eminent domain proceedings, and is thus not subject to documentary stamp taxation.

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

SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.

GRANTOR:
ELLENTON FOOD MART, Inc.,
a Florida profit corporation

Connie Darlington
First Witness Signature

Connie Darlington
First Witness Printed Name

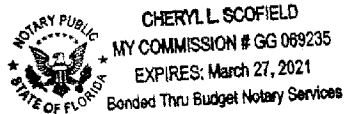
Lisa A. Grigsby
Second Witness Signature

Lisa A. Grigsby
Second Witness Printed Name

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowledged before me this 23 day of JUNE, 2017, by Mukund Patel, as President of Ellenton Food Mart, Inc., a Florida profit corporation, on behalf of said corporation, who is personally known to me or X who has produced FLORIDA DRIVER LICENSE as identification.

Affix seal below:



By: [Signature]
Signature

As: President
Title

Mukund Patel
Printed Name

Affix corporate seal below:

Attest:
Secretary Signature

[Signature]
Notary Public Signature

Cheryll L. Scofield
Printed Name

EE 865437
Commission Number

3-27-21
Expiration Date

EXHIBIT "A"

DESCRIPTION: RIGHT-WAY-PARCEL 1 - (ELLENTON GILLETTE ROAD / U.S. 301)

THAT PART OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 7477, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING WITHIN THE FOLLOWING DESCRIBED PARCEL:

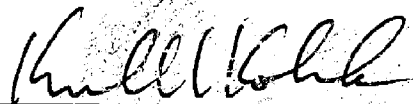
COMMENCE AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE S88°22'57"E, ALONG THE NORTH LINE OF SAID SECTION 17, A DISTANCE OF 1146.48 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF ELLENTON GILLETTE ROAD; THENCE RUN THE FOLLOWING TWO (2) COURSES ALONG SAID SURVEY BASELINE, RUN S00°18'11"E, 8.92 FT.; THENCE S01°00'44"W, A DISTANCE OF 2569.64 FT. FOR A POINT OF BEGINNING; THENCE CONTINUE S01°00'44"W, ALONG SAID SURVEY BASELINE A DISTANCE OF 70.36 FT. TO THE INTERSECTION WITH THE SURVEY BASELINE OF U.S. 301, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N00°05'10"E, A DISTANCE OF 22918.32 FT.; THENCE RUN EASTERLY, ALONG SAID SURVEY BASELINE OF U.S. 301 AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°07'48", A DISTANCE OF 51.96 FT.; THENCE N00°02'38"W, RADIAL WITH SAID SURVEY BASELINE, A DISTANCE OF 40.00 FT. TO THE INTERSECTION WITH THE SOUTHERLY LINE OF THAT CERTAIN PARCEL AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2161, PAGE 7477, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N44°28'23"W, A DISTANCE OF 42.04 FT. TO THE INTERSECTION WITH THE WESTERLY LINE OF SAID CERTAIN PARCEL; THENCE N88°59'16"W, A DISTANCE OF 21.24 FT. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA.

LESS RIGHTS-OF-WAY FOR U.S.301 AND ELLENTON GILLETTE ROAD.

CONTAINING 450 SQUARE FEET (0.01 ACRE) MORE OR LESS.

(REFER TO SHEET 2 OF 2 FOR SKETCH)

MAY 27, 2015
DATE OF CERTIFICATE


KENNETH C. KOLARIK
PROFESSIONAL SURVEYOR & MAPPER
FLORIDA CERTIFICATE NO. 5116

FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER, LB 2241
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7870.001

SHEET NUMBER 1 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

Consulting Engineers, Surveyors and Planners

P.O. Box 188 • 825 4th Street West • Palmetto, Florida 34221 • (941) 722-4561



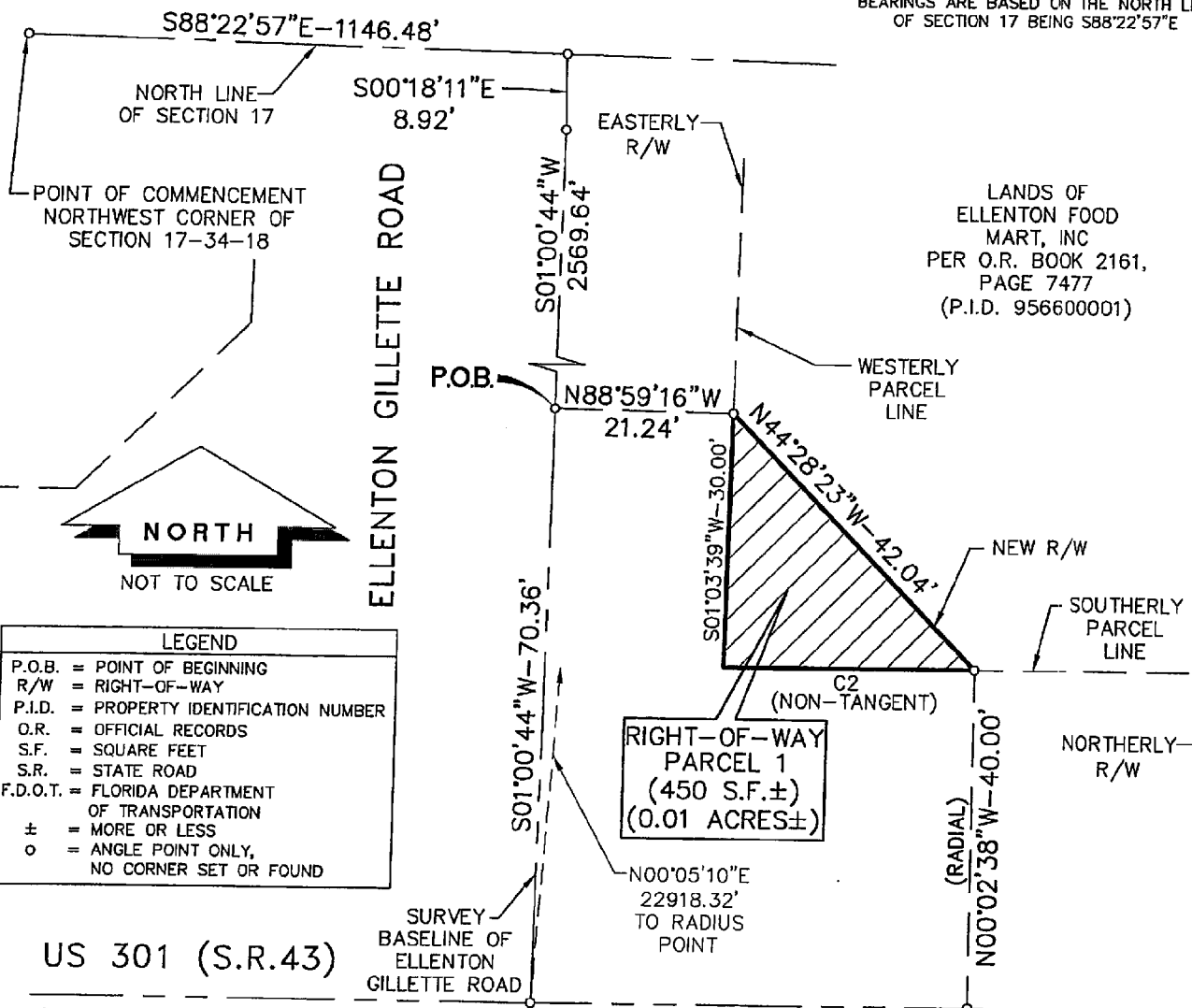
ELLGILLRD:301SK 051415 CURTIS

EXHIBIT "A"

SKETCH OF DESCRIPTION

NOT A SURVEY
 BEARINGS ARE BASED ON THE NORTH LINE
 OF SECTION 17 BEING S88°22'57"E

LANDS OF
 ELLENTON FOOD
 MART, INC
 PER O.R. BOOK 2161,
 PAGE 7477
 (P.I.D. 956600001)



LEGEND

- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT-OF-WAY
- P.I.D. = PROPERTY IDENTIFICATION NUMBER
- O.R. = OFFICIAL RECORDS
- S.F. = SQUARE FEET
- S.R. = STATE ROAD
- F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
- ± = MORE OR LESS
- o = ANGLE POINT ONLY, NO CORNER SET OR FOUND

US 301 (S.R.43)

(F.D.O.T. R/W MAP SECTION 1302 - [104] 202)

CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD
C1	00°07'48"	51.96'	22918.32'	25.98'	CH=S89°58'44"E-51.96'
C2	00°04'31"	30.01'	22878.32'	15.00'	CH=N89°59'38"E-30.01'

REFER TO SHEET 1 OF 2 FOR DESCRIPTION
 NOT VALID WITHOUT THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB NUMBER: 7870.001 DRAWN BY: CURTIS SCALE: NONE SHEET NUMBER 2 OF 2

LOMBARDO, FOLEY & KOLARIK, INC.

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