

THIS INSTRUMENT PREPARED BY:

Victoria Rosenbecker, Real Property Coordinator
Property Acquisition Division
On behalf of: Joy Leggett-Murphy, Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Durlach Manufacturing
PID NO: 991900109

=====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 Angelo Klaus Durlach, who being first duly sworn, deposes and says that, to the best of his knowledge and belief:

1. I have personal knowledge of all matters set forth in this affidavit.
2. **DURLACH HOLDINGS, INC**, a Florida corporation (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 President of Grantor and I make this affidavit with the authority of and on behalf of Durlach Holdings, Inc.
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 any unpaid or unsatisfied mortgages, claims of lien, 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. 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 security agreements, financing statements, title retention contracts or personal property leases affecting any materials, fixtures, appliances, furnishings or equipment placed on or installed in or on the Property or the improvements located on it.

11. There are no actions, proceedings, judgments, bankruptcies, liens 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.

12. 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.

13. 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.

14. 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.

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

Mortgage from Durlach Holdings, Inc, a Florida corporation, in favor of the JPMorgan Chase Bank in the original principal amount of \$2,396,162.00, dated June 29, 2017 and recorded June 30, 2017 in Official Records Book 2681, Page 5765 in the Public Records of Manatee County, Florida.

16. The Grantor's Taxpayer Identification Number is 65-0831930.

17. The representations embraced herein are made for the purpose of conveying a Permanent Utilities Easement to Manatee County.

18. 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.

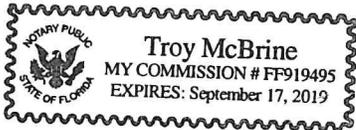
ANGELO KLAUS DURLACH



Signature

Sworn to (or affirmed), acknowledged and subscribed before me this 24th day of May, 2019, by Angelo Klaus Durlach, who () is personally known to me or who () has produced _____ as identification.

Affix seal below:





Notary Public Signature

TROY MCBRINE

Printed Name

FF919495

Commission Number

9-17-19

Expiration Date

DESCRIPTION AND SKETCH

(NOT A FIELD SURVEY)

EXHIBIT A

LOCATED IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

**17th STREET EAST
MEMPHIS ROAD**

PUBLIC RIGHT OF WAY - WIDTH VARIES

RIGHT-OF-WAY LINE MAY BE SUBJECT TO CHANGE
PURSUANT TO FLORIDA STATUTE 95.361

N 89°54'45" W
25.00'

SOUTHERLY RIGHT-OF-WAY LINE

S 00°05'15" W
44.50'

1112.5±
SQUARE FEET

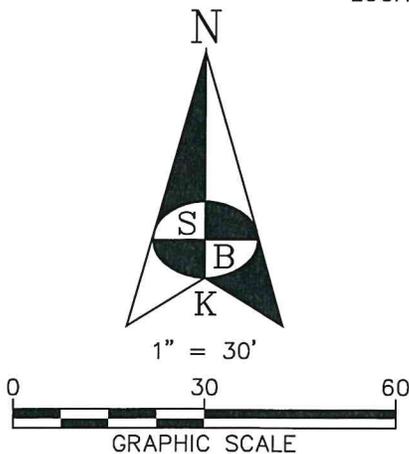
N 00°05'15" E
44.50'

**POINT OF
BEGINNING**

POINT OF
COMMENCEMENT
NW CORNER OF LANDS
DESCRIBED IN O.R. 2222/183

PARENT TRACT
NOW OR FORMERLY
TAX PARCEL 991900109
O.R. 2263/5365

25.00'
S 89°54'45" E



LEGEND

O.R. OFFICIAL RECORDS BOOK/PAGE
± MORE OR LESS

DESCRIPTION:

A PARCEL OF LAND, LYING IN SECTION 18, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2263, PAGE 5365, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2222, PAGE 183, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 89°54'45" W, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF 17th STREET EAST (MEMPHIS ROAD), A DISTANCE OF 198.68 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 89°54'45" W, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 25.00 FEET; THENCE S 00°05'15" W, A DISTANCE OF 44.50 FEET; THENCE S 89°54'45" E, A DISTANCE OF 25.00 FEET; THENCE N 00°05'15" E, A DISTANCE OF 44.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 1112.5 SQUARE FEET, MORE OR LESS.

NOTES:

1. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A BOUNDARY SURVEY AS SUCH, AND IS PREPARED EXCLUSIVELY FOR A UTILITY EASEMENT.
2. SUBJECT PARCEL HAS NOT BEEN ABSTRACTED BY THE UNDERSIGNED SURVEYOR.
3. HEAVY SOLID LINE DELINEATES SUBJECT PARCEL.
4. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF 17th STREET EAST BEING N 89°54'45" W ASSUMED.

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS DESCRIPTION AND SKETCH IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS PREPARED UNDER MY DIRECT SUPERVISION AND THAT SAID DESCRIPTION AND SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE FOR SURVEYS" SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 5-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Sampey, Burchett & Knight, Inc.
Professional Surveyors & Mappers
1570 Global Court
Sarasota, Florida 34240
Phone: 941-342-0349 Fax: 941-342-7490

WILLIAM R. KNIGHT, JR., P.S.M.
 FLORIDA CERTIFICATE No. LS 4554
 SAMPEY, BURCHETT & KNIGHT, INC. - LB 7009

NO. 4554
 STATE OF FLORIDA
 5/07/19
 DATE