

Tax ID No. 19197.0025/9
19196.0005/4

Recorded with
Manatee County Florida Clerk
Access Official Records at
www.ManateeClerk.com

WARRANTY DEED

THIS INDENTURE, made June 29, 2012, between NORTHERN CAPITAL GROUP, LLP, a Florida limited liability partnership, formerly known as Northern Capital Group, a Florida general partnership, whose post office address is 8210 Lakewood Ranch Boulevard, Bradenton, FL 34202, and DURABLE INVESTMENTS, INC., a Florida corporation, successor by merger to Island Investment Properties, Ltd., a Florida limited partnership, whose post office address is 8210 Lakewood Ranch Boulevard, Bradenton, FL 34202, and EROP CORPORATION, a Florida corporation, whose post office address is 200 South Orange Avenue, Sarasota, FL 34236, hereinafter called the Grantor, and MANATEE COUNTY, a political subdivision of the State of Florida, whose post office address is PO Box 1000, Bradenton, FL 34206, hereinafter called the Grantee:

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains and sells to the said Grantee and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Manatee County, Florida, to wit:

See attached descriptions identified as
Parcel 1 and Parcel 2

This deed is made and executed pursuant to settlement in an eminent domain proceeding and is not subject to documentary stamp tax pursuant to Rule 12B-4.013(4), F.A.C.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants 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; that the Grantor 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, except restrictive covenants, reservations, building lines and easements of record; County zoning restrictions or regulations in effect, if any; and taxes accruing subsequent to December 31, 2011.

Accepted in Open Session
July 24, 2012
Board of County Commissioners
Manatee County, Florida

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year indicated by Notary below.

Witnesses:

Priscilla G Heim
PRISCILLA G. HEIM

NORTHERN CAPITAL GROUP, LLP,
a Florida limited liability
partnership

Jolin H. Solie
Jolin H. Solie

BY: NORTHERN CAPITAL
ASSOCIATES, INC., a Florida
corporation, general
partner

By: James R. Schier
James R. Schier, President

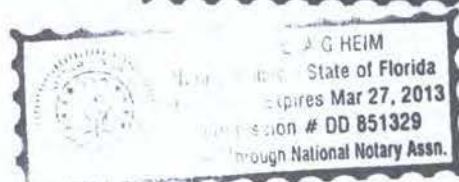
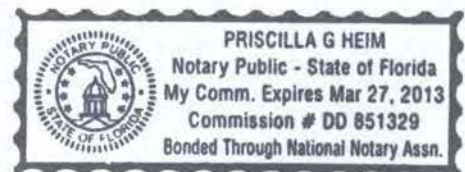
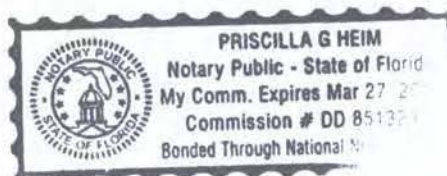
STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared James R. Schier, President of Northern Capital Associates, Inc., a Florida corporation, as general partner of Northern Capital Group, LLP, a Florida limited liability partnership, who is personally known to me or who produced _____ as identification, and he acknowledged the execution of the foregoing Warranty Deed on behalf of the corporation and the partnership.

WITNESS my hand and official seal in the County and State aforesaid this June 29th, 2012.

Priscilla G Heim
Notary Public

PRISCILLA G. HEIM



IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year indicated by Notary below.

Witnesses:

Priscilla G Heim
PRISCILLA G. HEIM

DURABLE INVESTMENTS, INC., a
Florida corporation

John H. Solie
John H. Solie

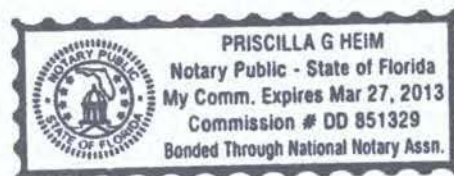
James R. Schier
By: James R. Schier, Pres.

STATE OF FLORIDA
COUNTY OF MANATEE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared James R. Schier, as President of DURABLE INVESTMENTS, INC., a Florida corporation, who is personally known to me or who produced _____ as identification, and he acknowledged the execution of the foregoing Warranty Deed on behalf of the corporation.

WITNESS my hand and official seal in the County and State aforesaid this June 29th, 2012.

Priscilla G Heim
Notary Public
PRISCILLA G. HEIM




IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year indicated by Notary below.

Witnesses:


Christa L. Folkers

EROP CORPORATION, a Florida
corporation


ANITA STEPHENSON

By: 
J. Michael Hartenstine,
President

STATE OF FLORIDA
COUNTY OF SARASOTA

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared J. Michael Hartenstine, as President of EROP CORPORATION, a Florida corporation, who is personally known to me or who produced _____ as identification, and he acknowledged the execution of the foregoing Warranty Deed on behalf of the corporation.

WITNESS my hand and official seal in the County and State aforesaid this June 28th, 2012.


Notary Public

Prepared by:
Signature Title Company
1310 4th Avenue West
Bradenton, FL 34205
11-24667



PARCEL 1:

ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND ALONG AND SOUTH OF THE BRADEN RIVER, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF TRACT "HLB" OF HENLEY, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N 00°26'00"E, ALONG THE EAST BOUNDARY LINE OF SAID SUBDIVISION AND THE WEST LINE OF A FLORIDA POWER AND LIGHT COMPANY EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 996, PAGE 1979 OF SAID PUBLIC RECORDS, A DISTANCE OF 686 FEET, MORE OR LESS TO AN INTERSECTION WITH THE EASTERLY APPROXIMATE ORDINARY HIGH WATER LINE OF AN INLET OF THE BRADEN RIVER; THENCE NORTHERLY ALONG SAID APPROXIMATE ORDINARY HIGH WATER LINE, A DISTANCE OF 68 FEET, MORE OR LESS TO AN INTERSECTION WITH SAID WEST LINE; THENCE N 00°26'00" E, ALONG SAID WEST LINE, A DISTANCE OF 73 FEET, MORE OR LESS TO AN INTERSECTION WITH SAID APPROXIMATE ORDINARY HIGH WATER LINE; THENCE NORTHERLY, ALONG SAID APPROXIMATE ORDINARY HIGH WATER LINE, A DISTANCE OF 150 FEET, MORE OR LESS TO AN INTERSECTION WITH SAID WEST LINE; THENCE N 00°26'00" E, ALONG SAID WEST LINE, A DISTANCE OF 104 FEET, MORE OR LESS TO AN INTERSECTION WITH SAID APPROXIMATE ORDINARY HIGH WATER LINE OF BRADEN RIVER; THENCE EASTERLY ALONG SAID APPROXIMATE ORDINARY HIGH WATER LINE, A DISTANCE OF 4950 FEET, MORE OR LESS TO AN INTERSECTION WITH THE APPROXIMATE CENTERLINE OF CEDAR CREEK; THENCE SOUTHERLY ALONG SAID APPROXIMATE CENTERLINE, A DISTANCE OF 385 FEET, MORE OR LESS TO AN INTERSECTION WITH THE NORTH RIGHT OF WAY LINE OF HONORE AVENUE AS RECORDED IN OFFICIAL RECORDS BOOK 1655, PAGE 337 AND A POINT ON THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS POINT BEARS N 52°52'35" E, AT A DISTANCE OF 1120.00 FEET; THENCE WESTERLY ALONG SAID NORTH RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: (1) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 15°45'33", A DISTANCE OF 308.05 FEET TO A POINT OF REVERSE CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 1055.00 FEET; (2) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 30°08'13", A DISTANCE OF 554.92 FEET TO A POINT OF COMPOUND CURVATURE WITH A CURVE TO THE LEFT HAVING A RADIUS OF 720.00 FEET; (3) WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°57'38", A DISTANCE OF 602.69 FEET TO THE POINT OF TANGENCY; (4) S 80° 32'17" W, A DISTANCE OF 84.92 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING SOUTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA:

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July 24, 2012 Regular Meeting
Agenda Item #23

Subject

Tara Boulevard Extension Conveyance Document

Briefings

None

Contact and/or Presenter Information

Joaquin Servia, Manager, Property Acquisition, Extension 3021

Action Requested

Acceptance of Warranty Deed from Northern Capital Group, LLP, Durable Investments, Inc., and Erop Corporation for the conveyance of a 22.5 acre parcel as a result of a Mediated Settlement Agreement for the Tara Boulevard Extension.

Enabling/Regulating Authority

Chapters 73, 74, and 127, Florida Statutes, authorize the County to obtain property by eminent domain.

Background Discussion

- On June 19, 2012, the BCC executed the contract for the purchase of 22.5 acres, as a result of a Mediated Settlement Agreement, in the amount of \$511,850 for the proposed extension of Tara Boulevard.
- A closing was held on Friday, June 27, 2012 by Signature Title Company. As a requirement of the closing agent, the Warranty Deed has been recorded in O.R. Book 2426, Page 5804 and is hereby submitted to the BCC for acceptance.

County Attorney Review

Not Reviewed (Utilizes exact document or procedure approved within the last 18 months)

Explanation of Other

Reviewing Attorney

N/A

Instructions to Board Records

Please notify Barbara Carter, Property Management and Sandra Murphy, CAO of acceptance of the Warranty

Deed.

Cost and Funds Source Account Number and Name
N/A

Amount and Frequency of Recurring Costs
N/A

Attachment: [Warranty Deed.pdf](#)

Attachment: [Location Map.pdf](#)

700013
6
Tax ID No. 19197.0025/9
19196.0005/4



Rec 53.50
Doc

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IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year indicated by Notary below.

Witnesses:

Priscilla G Heim
PRISCILLA G. HEIM

NORTHERN CAPITAL GROUP, LLP,
a Florida limited liability
partnership

John H. Solie
John H. Solie

BY: NORTHERN CAPITAL
ASSOCIATES, INC., a Florida
corporation, general
partner

By: James R. Schier
James R. Schier, President

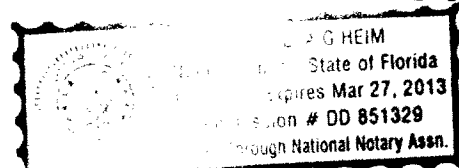
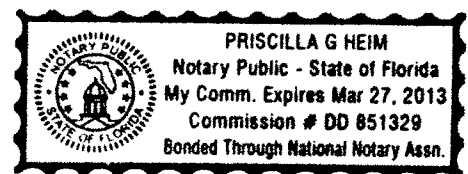
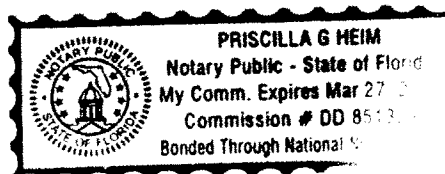
STATE OF FLORIDA
COUNTY OF MANATEE

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Priscilla G Heim
Notary Public

PRISCILLA G. HEIM



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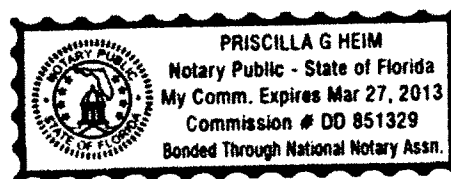
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COUNTY OF MANATEE

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Notary Public
PRISCILLA G. HEIM





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Witnesses:


Christa L. Folkers

EROP CORPORATION, a Florida
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ANITA STEPHENSON

By: 
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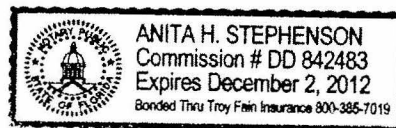
STATE OF FLORIDA
COUNTY OF SARASOTA

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Notary Public

Prepared by:
Signature Title Company
1310 4th Avenue West
Bradenton, FL 34205
11-24667



PARCEL 1:

ALL THAT PART OF THE FOLLOWING DESCRIBED PARCEL OF LAND LYING NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA:

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND ALONG AND SOUTH OF THE BRADEN RIVER, BEING MORE PARTICULAR DESCRIBED AS FOLLOWS:

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PARCEL 2:

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**PARCEL A
ALONG BRADEN RIVER**

**Site Location:
West of Interstate 75
North of Honore Avenue
South of Linger Lodge Road**

Section 26/35/18

**District 5
COMMISSIONER DONNA HAYES**



Projection: State Plane Florida West (U.S. Feet)
Coordinate System: Transverse Mercator
Datum: North American 1983
False Easting: 500,000.000000
False Northing: 0.000000
Central Meridian: -81.500000
Scale Factor: 0.999993
Latitude of Origin: 24.533333

1 inch equals 0.15 miles