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01-GWD.02

Date: April 24, 2023
This instrument prepared
under the direction of:
Angela D. Tucker, Chief Counsel
Post Office Box 1249
Bartow, Florida 33831-1249
Department of Transportation

F.P. NO. 4145062
PARCEL 120.1
SECTION 13160-000
STATE ROAD 70
COUNTY Manatee

WARRANTY DEED

THIS WARRANTY DEED Made the 2 day of JUNE, 2023 by FOXWOOD AT PANTHER RIDGE HOMEOWNER'S ASSOCIATION, INC., a(n) FLORIDA Corporation not for profit, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, grantee, whose post office address is: Post Office Box 1249, Bartow, Florida 33831-1249. (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors, and assigns of organizations.)

WITNESSETH: That the grantor, for and in consideration of the sum of $1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Manatee County, Florida, viz:

SEE EXHIBIT "A"

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise 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.

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 officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in
the presence of: (TWO witnesses or
Corporate Seal required by Florida Law)

WITNESSES

[redacted] (SEAL)

Print/Type Name

[redacted] (SEAL)

Print/Type Name

GRANTOR(S)

[redacted] (SEAL)

Name: Nikki Olarsch

TITLE: President

ATTEST: _____ (SEAL)

Name: _____

TITLE: _____

Grantor(s)' Mailing Address:
PO Box 18809

Sarasota, FL 34276

(Corporate Seal)

STATE OF FL

COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization, this 2 day of June, 20 23, by Nikki Olarsch, President of Foxwood @ Palm Aire Condominium Association, Inc., a Florida Corporation, on behalf of the Corporation, who is personally known to me or who has produced FL DL as identification.

[redacted]

Name:
Notary Public in and for the County and
State last aforesaid.
My Commission Expires: 3-31-2025
Serial No., if any: _____

CHRISTY M. DUNN
MY COMMISSION #HH082230
EXPIRES: MAR 31, 2025
Bonded through 1st State Insurance

FP NO. 4145062

SECTION 13160-000

PARCEL 120

RIGHT OF WAY

A) That portion of Tract 43, Pomello Park, a subdivision lying in Section 29, Township 35 South, Range 20 East, as per plat thereof recorded in Plat Book 6, Page 61, Public Records of Manatee County, Florida.

Being described as follows:

Commence at the northwest corner of the southeast 1/4 of said Section 29; thence along the west line of said southeast 1/4, South 00°02'38" East a distance of 637.88 feet to the survey baseline of State Road 70; thence along said survey base line South 69°53'58' East a distance of 1,259.29 feet; thence South 20°06'02" West a distance of 132.00 feet to the south existing right of way line of said State Road 70 [per Section 13160-2503 (1316-102)] for a POINT OF BEGINNING; thence along said south existing right of way line South 69°53'58" East a distance of 39.87 feet to an intersection with the westerly existing right of way line of 213th Street East (per Official Records Book 1597, Page 438, Public Records of Manatee County, Florida); thence along said westerly existing right of way line South 20°06'02" West a distance of 51.42 feet; thence North 17°41'25" West a distance of 65.07 feet to the POINT OF BEGINNING.

Containing 1,025 square feet.

ALSO

B) That portion of Tract 43, Pomello Park, a subdivision lying in Section 29, Township 35 South, Range 20 East, as per plat thereof recorded in Plat Book 6, Page 61, Public Records of Manatee County, Florida.

Being described as follows:

Commence at the northwest corner of the southeast 1/4 of said Section 29; thence along the west line of said southeast 1/4, South 00°02'38" East a distance of 637.88 feet to the survey baseline of State Road 70; thence along said survey base line South 69°53'58' East a distance of 1,383.17 feet; thence South 20°06'02" West a distance of 132.00 feet to an intersection with the south existing right of way line of said State Road 70 [per Section 13160-2503 (1316-102)] and the easterly existing right of way line of 213th Street East (per Official Records Book 1597, Page 438, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence along said south existing right of way line South 69°53'58" East a distance of 50.15 feet; thence South 64°08'52" West a distance of 72.13 feet to said easterly existing right of way line; thence along said easterly existing right of way line North 20°06'02" East a distance of 51.84 feet to the POINT OF BEGINNING.

Containing 1,300 square feet.

Legal Description Approved by
Richard M. "Mike" Benton P.S.M. #6447
On October 27, 2020