ITEM/SEGMENT NO.: 4145062
MANAGING DISTRICT: 1
F.A.P. NO.: N/A
STATE ROAD NO.: 70
COUNTY: Manatee
PARCEL NO.: 120

Public Disclosure Affidavit (For All Persons and Entities Except Trust)

I, the undersigned, under penalty of perjury, affirm that I hold the title for, or represent

Nikki Olarsch
Name of Corporation, Partnership, etc.

in the capacity of HOA President and; my full name and address is [redacted] Bradenton, FL 34202
Affiant's Name and Address

; and Foxwood At Panther Ridge Homeowners Association, Inc.
Name of Corporation, Partnership, etc.

holds legal title to the real estate described in ***Attachment "A"*** to this affidavit; and (select appropriate option)

☑ The names and addresses of all persons who hold a beneficial interest in the real estate are listed on ***Attachment "B"*** to this affidavit.

☐ All beneficial interests in the property are exempt from disclosure because the entity identified above as the owner of the real estate is an entity registered with the Federal Securities Exchange Commission or the Florida Department of Financial Services pursuant to ***Chapter 517, Florida Statutes***, whose interest is for sale to the general public.

☐ This is a nonpublic entity, and I elect not to disclose the names of persons or entities holding less that 5% of the beneficial interest in this entity.

[redacted]
Affiant's Signature

Nikki Olarsch
Print or Type Name of Affiant

STATE OF FLORIDA
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of March, 2023 by Nikki Olarsch (name of person) as HOA President (type of authority) for Foxwood at Panther Ridge Homeowners Association Inc. (name of party on behalf of whom instrument was executed)

Signature of Notary Public – State of Florida: [redacted]

Jerome Banks
Comm.: HH 222383
Expires: March 21, 2026
Notary Public - State of Florida

Jerome Banks
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known ____ OR Produced Identification ____
Type of Identification Produced ____

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Attachment A
Insert Legal Description

FP NO. 4145062 **SECTION** 13160-000 **STATE ROAD NO.** 70 **COUNTY** Manatee

DESCRIPTION

PARCEL 120.1

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.

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Homeowner List Name + Address

Attachment "B"

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Foxwood Homeowners Association Inc
Customer Contact List
March 20, 2023

Attachment B

OWNER Last Name	OWNER First Name	ADDRESS	
[redacted]		19711 75th Ave E	Bradenton, FL 34202
		20110 74th Ave E	Bradenton, FL 34202
		20208 77th Ave E	Bradenton, FL 34202
		7621 209th Street E	Bradenton, FL 34202
		7816 213th Street E	Bradenton, FL 34202
		7721 197th Street E	Bradenton, FL 34202
		7610 205th Street E	Bradenton, FL 34202
		7716 213th Street E	Bradenton, FL 34202
		7711 205th Street E	Bradenton, FL 34202
		20905 77th Ave E	Bradenton, FL 34202
		20207 77th Ave E	Bradenton, FL 34202
		21305 Deer Point Crossing	Bradenton, FL 34202
		7409 197th St. E	Bradenton, FL 34202
		7606 213th Street E	Bradenton, FL 34202
		7935 213th Street E	Bradenton, FL 34202
		20717 79th Ave E	Bradenton, FL 34202
		19911 79th Ave E	Bradenton, FL 34202
		20310 77th Ave E	Bradenton, FL 34202
		20307 74th Ave E	Bradenton, FL 34202
		20207 79th Ave E	Bradenton, FL 34202
		20109 79th Ave E	Bradenton, FL 34202
		20906 77th Ave E	Bradenton, FL 34202
		7431 201st Street E	Bradenton, FL 34202
		7605 213th Street E	Bradenton, FL 34202
		7630 209th Street E	Bradenton, FL 34202
		7926 213th Street E	Bradenton, FL 34202
		7911 209th Street E	Bradenton, FL 34202
		7820 205th St. E	Bradenton, FL 34202
		7609 205th Street E	Bradenton, FL 34202
		20510 79th Ave E	Bradenton, FL 34202
		7620 205th Street E	Bradenton, FL 34202
		21610 Deer Pointe Crossing	Bradenton, FL 34202
		19910 79th Ave E	Bradenton, FL 34202
		7901 209th St East	Bradenton, FL 34202
		7906 213th Street E	Bradenton, FL 34202
		7520 213th Street E	Bradenton, FL 34202
		7936 213th Street E	Bradenton, FL 34202
		7910 209th Street East	Bradenton, FL 34202
		20206 E 79th Ave	Bradenton, FL 34202
		7929 209th Street E	Bradenton, FL 34202
		7921 209th Street E	Bradenton, FL 34202
		7616 213th Street E	Bradenton, FL 34202
		7916 213th Street E	Bradenton, FL 34202
		20016 77th Ave E	Bradenton, FL 34202
		21306 Deer Point Crossing	Bradenton, FL 34202

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Attachment B

Foxwood Homeowners Association Inc
Customer Contact List
March 20, 2023

OWNER Last Name	OWNER First Name	ADDRESS	
[redacted]		20015 77th Ave E	Bradenton, FL 34202
		7310 201st Street East	Bradenton, FL 34202
		20707 79th Ave E	Bradenton, FL 34202
		20010 75th Ave E	Bradenton, FL 34202
		20410 79th Ave E	Bradenton, FL 34202
		7619 205th Street E	Bradenton, FL 34202
		20706 79th Ave. E.	Bradenton, FL 34202
		7420 201st Street E	Bradenton, FL 34202
		20810 77th Ave. E	Bradenton, FL 34202
		7615 213th Street E	Bradenton, FL 34202
		7620 209th Street E	Bradenton, FL 34202
		21309 Deer Point Crossing	Bradenton, FL 34202
		21210 77th Ave East	Bradenton, FL 34202
		20819 79th Ave E	Bradenton, FL 34202
		20109 74th Ave E	Bradenton, FL 34202
		20410 77th Ave. E	Bradenton, FL 34202
		20110 79th Ave E	Bradenton, FL 34202
		19706 77th Ave E	Bradenton, FL 34202
		7920 209th Street E	Bradenton, FL 34202
		20811 79th Ave E	Bradenton, FL 34202
		75th Ave E	Bradenton, FL 34202
		19706 79th Ave E	Bradenton, FL 34202
		19707 79th Ave E	Bradenton, FL 34202
		7821 205th Street E	Bradenton, FL 34202
		19705 77th Ave E	Bradenton, FL 34202

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