

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** RESOLUTION – QUIT CLAIM DEED

**DEPARTMENT:** PUBLIC WORKS **DIVISION:** ENGINEERING

**AUTHORIZED BY:** W. Gary Johnson, P.E., Director **CONTACT:** Jerry McCollum, P.E. EXT. 5651

<b>Agenda Date</b> <u>06/08/04</u> <b>Regular</b> <input type="checkbox"/> <b>Consent</b> <input checked="" type="checkbox"/> <b>Work Session</b> <input type="checkbox"/> <b>Briefing</b> <input type="checkbox"/>
<b>Public Hearing – 1:30</b> <input type="checkbox"/> <b>Public Hearing – 7:00</b> <input type="checkbox"/>

**MOTION/RECOMMENDATION:**

Adopt Resolution accepting a Quit Claim Deed (Gail G. Harris, Patricia A. DeShay and Lawson C. Dennis to Seminole County) for roadway improvements to 2<sup>nd</sup> Avenue.

District 5 – Commissioner McLain (Jerry McCollum, P.E.)

**BACKGROUND:**

This property is necessary for improvements to 2<sup>nd</sup> Avenue (Midway) as part of the Alternate Surface Treatment Program for Unpaved Roads.

Attachments: Resolution  
Quit Claim Deed

Reviewed by:	<u>SA</u>
Co Atty:	<u>SA</u>
DFS:	_____
Other:	_____
DCM:	<u>SA</u>
CM:	<u>SA</u>
File No.	<u>CPWE01</u>

**RESOLUTION**

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE  
REGULAR MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2004.**

**WHEREAS**, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for roadway improvements to 2<sup>nd</sup> Avenue located in Section 33, Township 19 South, Range 31 East, in Seminole County, Florida; and

**WHEREAS**, the implementation of the needed roadway improvements will require right-of-way that is not currently owned by the County of Seminole; and

**WHEREAS**, the Board of County Commissioners of Seminole County authorized a road improvement program to pave certain roads; and

**WHEREAS**, Gail G. Harris, a married woman; Patricia A. DeShay, a married woman; and Lawson C. Dennis, a single man, have indicated their willingness to donate to Seminole County the required right-of-way as evidenced by the executed Quitclaim Deed accompanying this resolution; and

**WHEREAS**, *Section 196.28, Florida Statutes*, provides for and authorizes the Board of County Commissioners to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the County or State upon lands conveyed to or acquired by the County for road or other public purposes.

**NOW THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Seminole County, Florida, hereby accepts the accompanying Quitclaim Deed, by the aforementioned property owners, conveying to Seminole County the land described therein; and

**BE IT FURTHER RESOLVED** that all ad valorem taxes, either current or delinquent, that are owed upon and liens upon said lands resulting from said taxes and relating to the lands described in the above referenced Quitclaim Deed are hereby canceled and discharged; and

**BE IT FURTHER RESOLVED** that a certified copy of this Resolution shall be provided by the Clerk to the Board of County Commissioners to the Tax Collector for Seminole County and the Property Appraiser for Seminole County; and

**BE IT FURTHER RESOLVED** that the aforementioned Quitclaim Deed be recorded in the Public Records of Seminole County, Florida.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2004.**

ATTEST:

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY**

\_\_\_\_\_  
**Daryl G. McLain, Chairman**

\_\_\_\_\_  
**MARYANNE MORSE, Clerk to the  
Board of County Commissioners in  
and for Seminole County, Florida.**

Prepared under the direction of:  
Charles F. Barcus  
Program Manager/Right-of-Way  
05-10-2004

Document Prepared By:  
Warren Lewis, Senior Coordinator  
Right-of-Way Section  
Seminole County Engineering Division  
520 W. Lake Mary Blvd., Suite 200  
Sanford, Florida 32773

Legal Description Approved By:  
Steve L. Wessels, P.L.S.  
County Surveyor  
Seminole County Engineering Division  
520 W. Lake Mary Blvd., Suite 200  
Sanford, Florida 32773

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** is made this 7<sup>th</sup> day of May, 2004, between Gail G. Harris, a married woman; Patricia A. DeShay, a married woman; and Lawson C. Dennis, a single man, whose address is: 904 South Scott Avenue, Sanford, Florida, 32771, hereinafter called the GRANTOR, and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter called the GRANTEE.

**WITNESSETH:** That the GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable considerations, to GRANTEE in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Seminole, State of Florida, to-wit:

The West 25 feet of the following described parcels:

Parcel 1:

The West 114 feet of the North 125 feet of the South 145 feet of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33, Township 19 South, Range 31 East, as described in Official Records Book 2883, Page 1251.

Parcel 2:

Beginning 114 feet East of the Southwest corner of the North  $\frac{1}{2}$  of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 33, Township 19 South, Range 31 East, thence run North 145 feet, thence West 114 feet, thence North 35 feet, thence East 164 feet, thence South 180 feet, thence West 50 feet to the Point of Beginning, as described in Official Records Book 1951, Page 1061.

Property Appraiser's Parent Parcel Identification No's:  
33-19-31-300-083A-0000 & 33-19-31-300-083B-0000

Note: This property is NOT the homestead property of the GRANTORS

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the proper use, benefit and behoof of the GRANTEE forever.

**IN WITNESS WHEREOF**, the GRANTOR has hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

(Sign) *Marie F. McDuff*  
Print Name: MARIE F. McDUFF

*Gail G. Harris*  
Gail G. Harris, GRANTOR

(Sign) *Donald E. McKenna*  
Print Name: Donald E. McKenna

(Sign) *Letitia R. Shepherd*  
Print Name: Letitia R. Shepherd

*Patricia A. DeShay*  
Patricia A. DeShay, GRANTOR

(Sign) *Donald E. McKenna*  
Print Name: Donald E. McKenna

(Sign) *Donald E. McKenna*  
Print Name: Donald E. McKenna

*Lawson C. Dennis*  
Lawson C. Dennis, GRANTOR

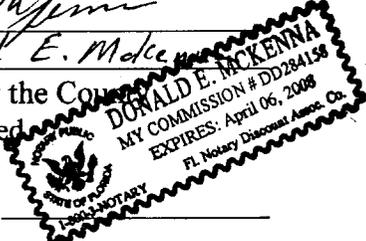
(Sign) *Marie F. McDuff*  
Print Name: MARIE F. McDUFF

STATE OF FLORIDA )  
COUNTY OF Seminole ) SS

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of March, 2004, by Gail G Harris, a married woman, who is personally known to me or who has produced Drivers License Florida as identification and who did/did not take and oath.

Donald E. McKenna  
Print Name Donald E. McKenna  
Notary Public in and for the County of Seminole  
and State Aforementioned

My commission expires \_\_\_\_\_

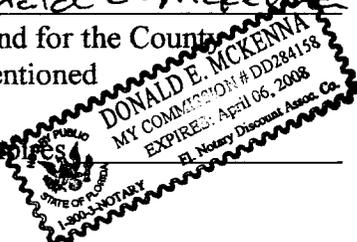


STATE OF FLORIDA )  
COUNTY OF Orange ) SS

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of March, 2004, by Patricia A. DeShay, a married woman, who is personally known to me or who has produced Drivers License - Florida as identification and who did/did not take and oath.

Donald E. McKenna  
Print Name Donald E. McKenna  
Notary Public in and for the County of Orange  
and State Aforementioned

My commission expires \_\_\_\_\_



STATE OF FLORIDA )  
COUNTY OF Seminole ) SS

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of May, 2004, by Lawson C. Dennis, a single man, who is personally known to me or who has produced Drivers License Florida as identification and who did/did not take and oath.

*Donald E. McKenna*

Print Name Donald E. McKenna  
Notary Public in and for the County  
and State Aforementioned

My commission expires

