

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Transfer of Property by Special Warranty Deed from Shady Oaks
Development, Inc. to Seminole County for the Club II Borrow Pit Project.

DEPARTMENT: PUBLIC WORKS **DIVISION:** ENGINEERING

AUTHORIZED BY: *W. Gary Johnson* **CONTACT:** Mark Flomerfelt, P.E. **EXT.** 5709
W. Gary Johnson *Jerry McCollum*
W. Gary Johnson, P.E., Director Jerry McCollum, P.E., County Engineer

Agenda Date 12/12/06 Regular Consent Work Session Briefing
Public Hearing – 1:30 Public Hearing – 7:00

MOTION/RECOMMENDATION:

Accept and authorize the Chairman to execute a Special Warranty Deed for the conveyance of property from Shady Oaks Development, Inc. to Seminole County for the Club II Borrow Pit Project.

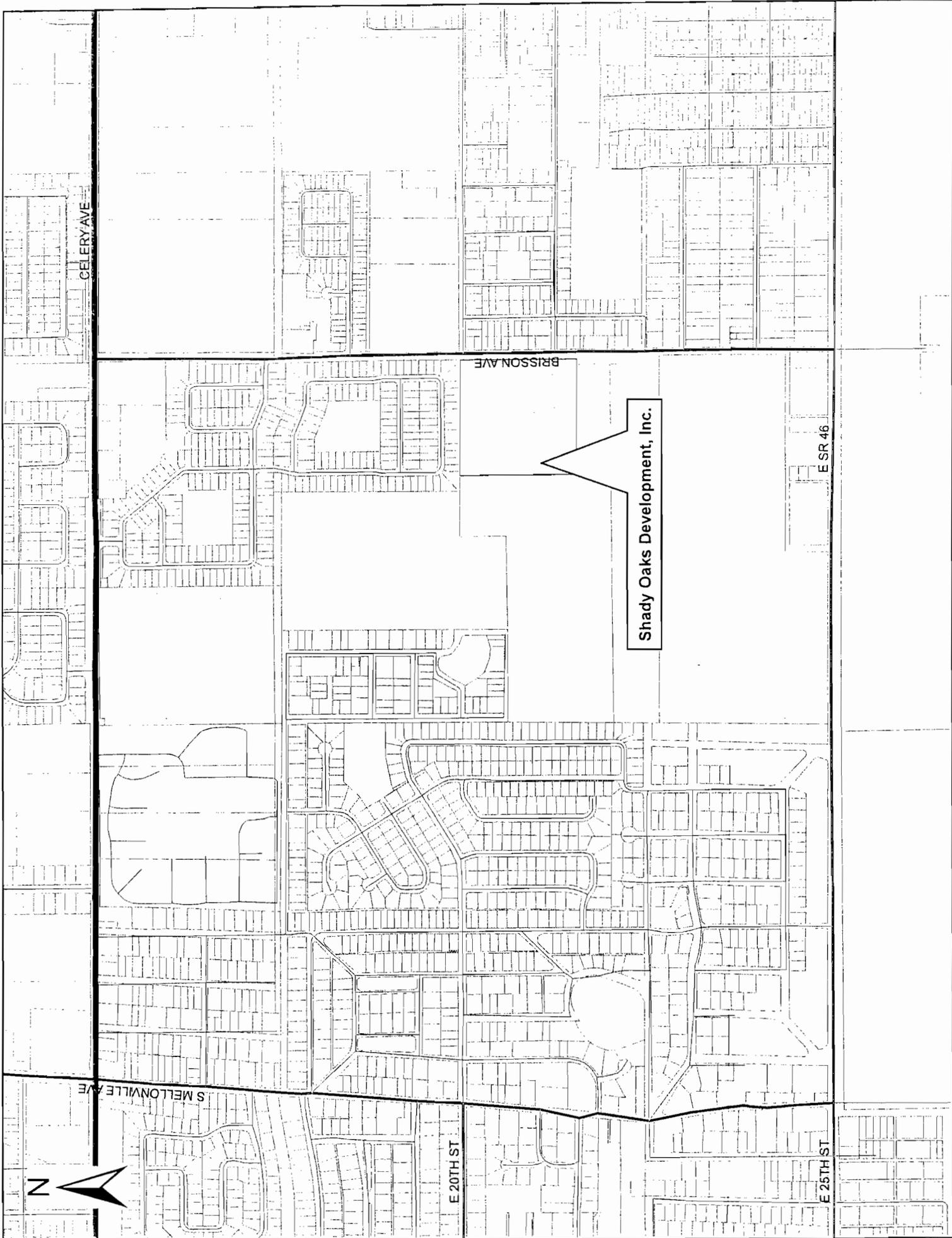
District 5 - Commissioner Carey (Jerry McCollum, P.E.)

BACKGROUND:

The attached Special Warranty Deed transfers ownership of the property described in Exhibit A, from Shady Oaks Development, Inc. to Seminole County. This conveyance will provide Seminole County ownership of property necessary for the Club II Borrow Pit project, which is currently being converted from a borrow pit into a regional stormwater facility. Compensation in the amount of \$10.00 will be paid by the County as part of the property transfer.

Attachments: Location Map
Special Warranty Deed

Reviewed by:
Co Atty: *MSM*
DFS: _____
Other: _____
DCM: *JS*
CM: *Joe*
File No. CPWE04



CELERY AVE

BRISSON AVE

Shady Oaks Development, Inc.

E SR 46

S MELLONVILLE AVE

E 20TH ST

E 25TH ST



THIS DOCUMENT WAS PREPARED BY
AND AFTER RECORDING RETURN TO:
N. Dwayne Gray, Jr., Esquire
Greenspoon Marder, P.A.
201 E. Pine St., Suite 500
Orlando, FL 32801

Parcel No. 32-19-31-300-024B-0000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 3rd day of Nov., 2006 by Shady Oaks Development, Inc., a Florida Corporation, whose mailing address is 801 North Magnolia Avenue, Suite 401, Orlando, Florida 32803, hereinafter called the "Grantor", to Board of County Commissioners of Seminole County Florida, whose mailing address is 1101 East First Street, Sanford, Florida 32773, hereinafter called the "Grantee".

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, as the successors and assigns of corporations.)

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land and the easements benefiting said land located in Seminole County, Florida, being more particularly described as follows:

The North 850 feet of the East 850 feet of the NE ¼ of the SW ¼ of Section 32, Township 19 South, Range 31 East, less road right-of-way on East.

TOGETHER with all the 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 warrants the title to said land only against the lawful claims of persons claiming by; through or under Grantor, but not otherwise; subject to taxes accruing subsequent to December 31, 2005; zoning and use restrictions in effect or which may hereafter come into existence due to government action.

(Signature Page Attached)

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
In the presence of:

Shady Oaks Development, Inc.,
a Florida corporation

By: Linden M Phillips
Printed Name: Linden M Phillips

By: Charles E. Brooks

Printed Name: Charles E. Brooks
Title: President

By: N. Dwayne Gray
Printed Name: N. Dwayne Gray

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me, this 3rd day of November, 2006, by Charles E. Brooks, as President of Shady Oaks Development, Inc., a Florida corporation, on behalf of the corporation who, is personally known to me or () has produced _____ as identification :

(Notary Seal)

N. Dwayne Gray, Jr.
NOTARY PUBLIC, State of Florida
Printed Name: N. Dwayne Gray, Jr.
My Commission Expires: _____



N. Dwayne Gray, Jr.
MY COMMISSION # DD249603 EXPIRES
November 1, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

Accepted By:

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE
Clerk to the Board of County
Commissioners of Seminole County, Florida

By: _____
Carlton Henley, Chairman
Board of County Commissioners

Date: _____

As authorized for execution by the
Board of County Commissioners at their
_____, 2006 regular meeting.

Transfer of Property by Special Warranty Deed
From Shady Oaks Development, Inc.
To Seminole County for the Club II Borrow Pit Project