

EXHIBIT "B"

FORM OF WARRANTY DEED

See Attached.

THIS INSTRUMENT PREPARED BY:
On Behalf of: Property Acquisition Division
Manatee County Property Management Department
1112 Manatee Avenue West, Suite 800
Bradenton, Florida 34205

PROJECT NAME: Ellenton Gillette Road US 301
PROJECT # 319
PARCEL # 1
PID # 923810303

=====SPACE ABOVE THIS LINE FOR RECORDING DATA=====

WARRANTY DEED

THIS WARRANTY DEED made this ____ day of _____, 20__, between **STEPHEN J. ARDES, JR. AND MARIAN D. ARDES, INDIVIDUALLY, AND AS TRUSTEES UNDER THE STEPHEN J. ARDES, JR. AND MARIAN D. ARDES JOINT REVOCABLE LIVING TRUST AGREEMENT DATED FEBRUARY 28, 2002**, whose mailing address is 617 Montezuma Drive, Bradenton, Florida 32409, as “Grantor,” and **MANATEE COUNTY**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1000, Bradenton, Florida 34206, as “Grantee,”

(Whenever 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 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 real property situated in Manatee County, State of Florida, more particularly described as Parcel 1 Exhibit “A” attached hereto and incorporated herein by this reference.

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, and hereby warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing for the year 2014 and subsequent years.

THIS WARRANTY DEED is made and executed under threat of and in lieu of eminent domain proceedings, and it is thus not subject to documentary stamp taxation.

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

[SIGNATURE PAGE AND ACKNOWLEDGEMENT FOLLOW ON NEXT PAGE.]

Signed, sealed, and delivered in the presence of:

GRANTOR:

THE STEPHEN J. ARDES, JR. AND MARIAN D. ARDES
JOINT REVOCABLE LIVING TRUST AGREEMENT,
DATED FEBRUARY 28, 2002

Witness

Printed Name

STEPHEN J. ARDES, JR., INDIVIDUALLY AND AS
TRUSTEE

MARIAN D. ARDES, INDIVIDUALLY AND AS TRUSTEE

(Signature of two witnesses required by law.)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Stephen J. Ardes, Jr. And Marian D. Ardes, Individually, And As Trustees Under The Stephen J. Ardes, Jr. And Marian D. Ardes Joint Revocable Living Trust Agreement Dated February 28, 2002, who is/are () personally known to me or () who has/have produced _____ as identification.

Notary Public Seal:

NOTARY PUBLIC, State of _____

My Commission Expires: _____

Printed Name



ZNS ENGINEERING

EXHIBIT "A"

ENGINEERS | PLANNERS | SURVEYORS | LANDSCAPE ARCHITECTS | ENVIRONMENTAL CONSULTANTS
EB 0027476 LS 0006982 LC 0000365

CERTIFICATE OF AUTHORIZATION LB # 6982
201 5th AVENUE DRIVE EAST
POST OFFICE BOX 9448
BRADENTON, FLORIDA 34206
(941) 748-8080
FAX (941) 478-3747

DESCRIPTION

THE SOUTH 20.00 FEET OF LOT 1 OF ELLENTON COMMERCIAL SUBDIVISION IN SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 26, PAGE 161 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEING DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 1; THENCE N 89°47'00" W, ALONG THE NORTH PLATTED RIGHT OF WAY LINE OF U.S. HIGHWAY 301 (STATE ROAD 43), A DISTANCE OF 144.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE N 00°13'00" E, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET; THENCE S 89°47'00" E, A DISTANCE OF 144.21 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LOT 1; THENCE S 00°48'33" W, ALONG SAID EAST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2882 SQUARE FEET (0.07 ACRES), MORE OR LESS.

FOR SKETCH SEE SHEET 2 OF 2

PARCEL 1
RIGHT OF WAY
U.S. HIGHWAY 301 (STATE ROAD 43)
LOCATED IN
SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST
MANATEE COUNTY, FLORIDA

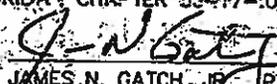
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T:\Manatee\US301-Elenton\Lot1-ECS.dwg bernie Job No. 00-43512

FEE ACQUISITION
PARCEL 1
PROJECT No. 6084560

NOTE: NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION, THAT THEY ARE A TRUE REPRESENTATION OF THE LAND AS SHOWN AND DESCRIBED HEREON, THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THEY MEET THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA" CHAPTER 51-17-.050, FLORIDA ADMINISTRATIVE CODE.

BY: 
JAMES N. GATCH, JR. P.S.M.
FLORIDA CERTIFICATE No. LS 4295
DATE OF CERTIFICATION: 09/13/13



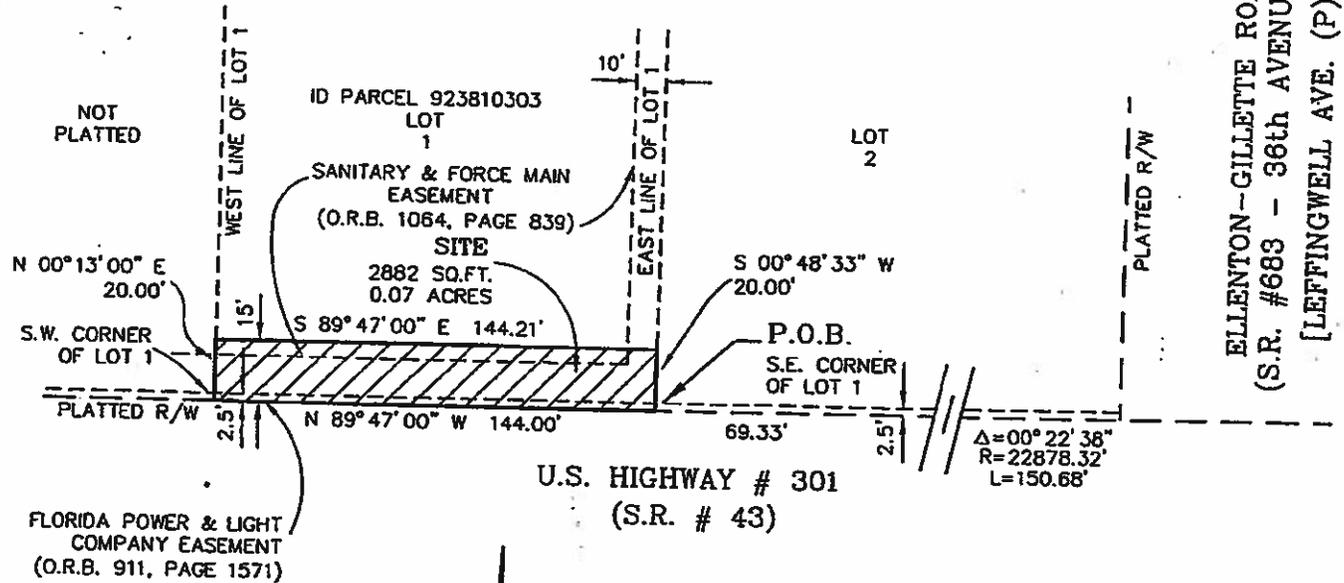
ZNS ENGINEERING

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ELLENTON COMMERCIAL SUBDIVISION
PLAT BOOK 26, PAGE 161



LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- R/W RIGHT OF WAY
- ID IDENTIFICATION
- S.R. STATE ROAD
- (P) PLAT DATA
- SQ.FT. SQUARE FEET
- O.R.B. OFFICIAL RECORD BOOK
- PG. PAGE
- Δ CENTRAL ANGLE
- R RADIUS
- L ARC LENGTH
- SITE



FOR DESCRIPTION SEE SHEET 1 OF 2

PARCEL 1

RIGHT OF WAY

U.S. HIGHWAY 301 (STATE ROAD 43)

LOCATED IN

SECTION 17, TOWNSHIP 34 SOUTH, RANGE 18 EAST MANATEE COUNTY, FLORIDA

DATED: 09/13/13

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**FEE ACQUISITION
PARCEL 1
PROJECT No. 6084560**

NOTES:

1. THE BEARING ARE BASED ON THE SOUTH LINE OF LOT 1 OF ELLENTON COMMERCIAL SUBDIVISION RECORDED IN PLAT BOOK 26, PAGE 161 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, HAVING A BEARING OF N 89° 47' 00" W.
2. THIS DRAWING IS A SKETCH ONLY AND DOES NOT REPRESENT A FIELD SURVEY AS SUCH.

SHEET 2 OF 2