



Interoffice Memorandum

APPROVED —  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUL 08 2014 ~~APR 15 2014~~

REAL ESTATE MANAGEMENT ITEM 11

**DATE:** June 13, 2014

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Acting Manager *A*  
Real Estate Management Division

**FROM:** Elizabeth Price Jackson, Senior Title Examiner *EPJ*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Acting Manager

**DIVISION:** Real Estate Management  
Phone: 836-7082

**ACTION REQUESTED:** APPROVAL OF WARRANTY DEEDS FROM MERITAGE HOMES OF FLORIDA, INC. TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** Enclave at Windermere Landings  
Chase Road

District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road widening improvements as a requirement of a right-of-way agreement.

**ITEMS:** Warranty Deed  
Cost: \$2,250 (Impact Fee Credits)  
Size: 4,356 square feet

Warranty Deed  
Cost: Donation  
Size: 21,780 square feet

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** This conveyance is a requirement of the Right-of-Way Agreement Enclave at Windermere Landings Chase Road approved by the Board of County Commissioners on March 25, 2014.

Grantor to pay all closing costs and pro-rated taxes.

**A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUL 08 2014 NP/KL

Prepared by:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 S. Orange Avenue, Suite 1000  
Orlando, FL 32801

Return to:  
Orange County  
Real Estate Management Division  
400 East South Street, 5<sup>th</sup> Floor  
Orlando, FL 32801

Project: Enclave at Windermere Landings  
Chase Road

### WARRANTY DEED

THIS WARRANTY DEED, Made and executed this 10 day of June, A.D. 2014, by Meritage Homes of Florida, Inc., a Florida corporation, having its principal place of business in the City of Orlando, county of Orange, whose address is 5337 Millenia Lakes Blvd., Suite 410, Orlando, FL 32829, ("GRANTOR"), and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, ("GRANTEE").

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

### SEE ATTACHED EXHIBIT "A"

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**30-23-28-0000-00-011**

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 it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real

Project: Enclave at Windermere Landings  
Chase Road

property taxes and assessments for the year 2014 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered  
in the presence of:

Meritage Homes of Florida, Inc.,  
a Florida corporation

Janet Boyle  
Witness

BY: [Signature]

JANET BOYLE  
Printed Name

CLINT SZOBINSKI  
Printed Name

[Signature]  
Witness

DIVISION PRESIDENT  
Title

CLARENTE FRAIENARI  
Printed Name

(Corporate Seal)

(Signature of **TWO** witnesses required by Florida law)

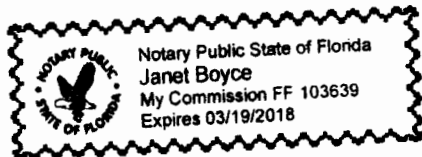
STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY, that on this day of, before me personally appeared Clint Szobinski, as Division President of Meritage Homes of Florida, Inc., a Florida corporation, to me known to be, or who has produced \_\_\_\_\_ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 10 day of June, 2014.

(Notary Seal)

Janet Boyle  
Notary Signature  
JANET BOYCE  
Printed Notary Name



Notary Public in and for  
the county and state aforesaid

My commission expires: 3/19/18

# LEGAL DESCRIPTION

## 10.00' RIGHT-OF-WAY

### LEGAL DESCRIPTION:

A parcel of land comprising a portion of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 23 South, Range 28 East, Orange County.

Being more particularly described as follows:

Commence at the Northwest corner of WINDERMERE LANDINGS PHASE 2 according to the plat thereof as recorded in Plat Book 76, Pages 70 through 75 of the Public Records of Orange County, Florida; thence run South 88°58'51" West along the South right-of-way line of Chase Road as recorded in Deed Book 580, Page 536 of the Public Records of Orange County, Florida, for a distance of 1309.65 feet to the Point of Beginning, said point also being on a line that is 27.00 feet East and parallel to the East right-of-way line of unnamed Public Right-of-Way as recorded in Deed Book 321, Page 543 of said Public Records. Thence departing aforesaid South right-of-way line, run South 00°15'18" West along said line 27.00 feet East and Parallel, for a distance of 374.56; thence departing said line 27.00 feet East and parallel, run South 5°57'59" West, for a distance of 100.48 feet to a point on line that is 17.00 feet East and parallel to aforesaid East right-of-way line of unnamed Public Right-of-Way; thence run North 00°15'18" East along said line that is 17.00 feet East and parallel, for a distance of 474.33 feet to a point on aforesaid South right-of-way line of Chase; thence departing aforesaid line that is 17.00 feet East and parallel, run North 88°58'51" East along said Southerly right-of-way line for a distance of 10.00 feet to the POINT OF BEGINNING.

Contains 0.10 acres more or less.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



**ALLEN  
&  
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. Bearings shown hereon are based on the West line of the WINDERMERE LANDINGS PHASE 2 as being South 00°51'18" West, per record plat.

JOB NO. 20120224

DATE: 1/05/14

SCALE: 1" = 300 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: JLR

CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:

  
JAMES L. RICKMAN, P.S.M. #5633



APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUL 08 2014 *NP/KA*

Prepared by:

Daniel T. O'Keefe, Esq.  
Shutts & Bowen LLP  
300 S. Orange Avenue, Suite 1000  
Orlando, FL 32801

Return to:  
Orange County  
Real Estate Management Division  
400 East South Street, 5<sup>th</sup> Floor  
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Project: Enclave at Windermere Landings  
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WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

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property taxes and assessments for the year 2014 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered  
in the presence of:

Meritage Homes of Florida, Inc.,  
a Florida corporation

Janet Boyce  
Witness

BY: [Signature]

JANET BOYCE  
Printed Name

CLINT SWBINSKI  
Printed Name

[Signature]  
Witness

DIVISION PRESIDENT  
Title

VALTE FRANKLIN  
Printed Name

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY, that on this day of, before me personally appeared Clint Swbinski, as Division President of Meritage Homes of Florida, Inc., a Florida corporation, to me known to be, or who has produced \_\_\_\_\_ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 10 day of June, 2014.

(Notary Seal)

Janet Boyce  
Notary Signature  
JANET BOYCE  
Printed Notary Name



Notary Public in and for  
the county and state aforesaid

My commission expires: 3/19/18



# LEGAL DESCRIPTION

## 17.00' RIGHT-OF-WAY

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A parcel of land comprising a portion of the Northwest 1/4 of the Northwest 1/4 of Section 30, Township 23 South, Range 28 East, Orange County.

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Contains 0.50 acres more or less.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET  
Winter Garden, Florida 34787 \* (407) 654-5355

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