




Interoffice Memorandum

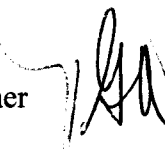
APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 29 2014 *Kittles*

REAL ESTATE MANAGEMENT ITEM 8

DATE: July 14, 2014

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Acting Manager
Real Estate Management Division 

FROM: Virginia G. Williams, Senior Title Examiner
Real Estate Management Division 

CONTACT PERSON: Ann Caswell, Acting Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF SPECIAL WARRANTY DEED FROM RAMA H. RENEGAR TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Dwell at Lake Nona
District 4

PURPOSE: To provide for access, construction, operation, and maintenance of right-of-way as a requirement of development.

ITEM: Special Warranty Deed
Cost: Donation
Size: 1.00 acre

APPROVALS: Real Estate Management Division
Public Works Department
Risk Management Division

REMARKS:

Grantor to pay all closing costs and prorated 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.

EXHIBIT "A"

That part of the South 100 feet of the North 830 feet of the West 1,730 feet of the Southwest Quarter of Section 20, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 20, Township 24 South, Range 31 East, Orange County, Florida, thence South 00 degrees 20 minutes 50 seconds West 730.00 feet along the West boundary of said Southwest 1/4 to a point on the North boundary of the South 100.00 feet of the North 830.00 feet of the West 1730.00 feet of said Southwest 1/4; thence South 89 degrees 48 minutes 40 seconds East 33.00 feet along said North boundary to a point on the East right of way line of State Road 15 (Narcoossee Road) per Orange County Right of Way Map prepared by Bowyer Singleton & Associates, Inc. dated May 31, 2007 for the POINT OF BEGINNING; thence continue along said North boundary South 89 degrees 48 minutes 40 seconds East 435.60 feet along said North boundary; thence South 00 degrees 20 minutes 50 seconds West 100.00 feet to a point on the North boundary of the South 400.00 feet of the North 1230.00 feet of the West 1730.00 feet of said Southwest 1/4; thence North 89 degrees 48 minutes 40 seconds West 435.60 feet along said North boundary to a point on the aforesaid East right of way line of State Road 15; thence North 00 degrees 20 minutes 50 seconds East 100.00 feet along said East right of way line to the Point of Beginning.

CONTAINING: 1.000 acres, more or less.

EXHIBIT "B"

1. Resolution No. 85-SW-06 recorded April 9, 1985 in Official Records Book 3627, Page 1224, Public Records of Orange County, Florida.

2. Easement in favor of the City of St. Cloud being Parcel O-33 set forth in the Final Judgment recorded April 4, 2011 in Official Records Book 6228, Page 117, Public Records of Orange County, Florida and set forth in Official Records Book 8031, Page 034, Public Records of Orange County, Florida.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 29 2014 KHIBS

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 29th day of December, 2014, by **RAMA H. RENEGAR**, a single man, whose address is 12621 Narcoossee Road, Orlando, Florida 32832 (hereinafter referred to as the "Grantor") to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 hereinafter referred to as the "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO

(hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever as dedicated public road right-of-way.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2014 and thereafter, and matters described on Exhibit "B" attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

Laurel Renegar
Signature of Witness #1
Laurel Renegar
Printed Name of Witness #1

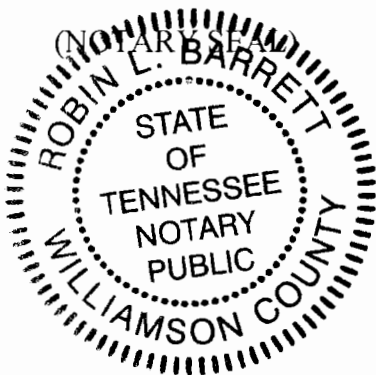
Casey Renegar
Signature of Witness #2
Casey Renegar
Printed Name of Witness #2

GRANTOR:

By: Rama H. Renegar
RAMA H. RENEGAR

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The foregoing instrument was acknowledged before me this 29th day of December, 2014, by RAMA H. RENEGAR, a single man, who is personally known to me or has produced FL DRIVER'S LICENSE as identification.



Robin L. Barrett
Notary Public Signature
ROBIN L BARRETT
(Name typed, printed or stamped)

EXHIBIT "A"

That part of the South 100 feet of the North 830 feet of the West 1,730 feet of the Southwest Quarter of Section 20, Township 24 South, Range 31 East, Orange County, Florida, described as follows:

COMMENCE at the Northwest corner of the Southwest 1/4 of Section 20, Township 24 South, Range 31 East, Orange County, Florida, thence South 00 degrees 20 minutes 50 seconds West 730.00 feet along the West boundary of said Southwest 1/4 to a point on the North boundary of the South 100.00 feet of the North 830.00 feet of the West 1730.00 feet of said Southwest 1/4; thence South 89 degrees 48 minutes 40 seconds East 33.00 feet along said North boundary to a point on the East right of way line of State Road 15 (Narcoossee Road) per Orange County Right of Way Map prepared by Bowyer Singleton & Associates, Inc. dated May 31, 2007 for the POINT OF BEGINNING; thence continue along said North boundary South 89 degrees 48 minutes 40 seconds East 435.60 feet along said North boundary; thence South 00 degrees 20 minutes 50 seconds West 100.00 feet to a point on the North boundary of the South 400.00 feet of the North 1230.00 feet of the West 1730.00 feet of said Southwest 1/4; thence North 89 degrees 48 minutes 40 seconds West 435.60 feet along said North boundary to a point on the aforesaid East right of way line of State Road 15; thence North 00 degrees 20 minutes 50 seconds East 100.00 feet along said East right of way line to the Point of Beginning.

CONTAINING: 1.000 acres, more or less.

EXHIBIT "B"

1. Resolution No. 85-SW-06 recorded April 9, 1985 in Official Records Book 3627, Page 1224, Public Records of Orange County, Florida.

2. Easement in favor of the City of St. Cloud being Parcel O-33 set forth in the Final Judgment recorded April 4, 2011 in Official Records Book 6228, Page 117, Public Records of Orange County, Florida and set forth in Official Records Book 8031, Page 034, Public Records of Orange County, Florida.