





Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 02 2015 CS/RS

REAL ESTATE MANAGEMENT ITEM 9

DATE: May 14, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division 

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

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM ARBOR PROPERTIES, INC. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Former Arbor Ridge Water Plant Site
District 5

PURPOSE: To provide complete ownership to Orange County for access, construction, operation and maintenance of County facilities.

ITEM: Warranty Deed
Cost: None
Size: 20,798 square feet

APPROVALS: Real Estate Management Division
Fire Rescue Department
Risk Management Division

REMARKS:

On March 15, 1977, the Board of County Commissioners entered into an agreement with Arbor Properties, Inc. for the purchase of the Arbor Ridge Water Plant Site. An Agreement for Deed was executed and the terms of the purchase were set forth. Payment for the site was to be 50 percent of the connection fees and revenues generated from water service charges. The purchase price was \$114,090.71 and payment was fulfilled in 1983. This Warranty Deed completes the transaction.

The Utilities Department subsequently transferred control of this vacant site to the Fire Rescue Department for future use as a fire station.

Grantor to pay all recording fees.

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.

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OF COUNTY COMMISSIONERS

JUN 02 2015 CS/BS

Project: Arbor Ridge Water Plant Site

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 27th day of April, A.D. 2015, by ARBOR PROPERTIES, INC., a Florida corporation, having its principal place of business in the city of Altamonte Springs, county of Seminole, whose address is 498 Palm Springs Drive, Suite 100, Altamonte Springs, Florida 32701, 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:

08-22-31-0000-00-156

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, and that said land is free of all encumbrances, except only for easements and restrictions, if any, imposed of record and taxes accruing subsequent to December 31, 2014.

(W)

Project: Arbor Ridge Water Plant

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

Signed, sealed, and delivered in the presence of:

ARBOR PROPERTIES, INC., a Florida corporation

BY: Peter G. Robinson Pres.
Peter G. Robinson, President

[Signature]
Witness

Denielle M. Landers

Printed Name

Frances Tomlinson
Witness

Frances Tomlinson

(Corporate Seal)

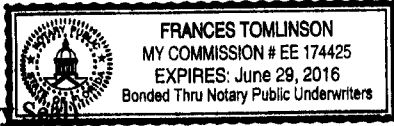
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Indian River

I HEREBY CERTIFY, that on this day of, before me personally appeared Peter G. Robinson, President of Arbor Properties, Inc., a Florida corporation, to me known to be, or who has produced _____ as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 27th day of April, 2015.



(Notary Seal)

Frances Tomlinson
Notary Signature
Frances Tomlinson

Printed Notary Name

This instrument prepared by:
Virginia G. Williams, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Notary Public in and for the county and state aforesaid

My commission expires: June 29, 2016

W

Exhibit "A"

From the Southwest corner of Section 8, Township 22 South, Range 31 East, run North 89°29'57" East 50 feet along the South line of said Section 8 to the East right of way line of Dean Road; thence North 00°02'14" West 200 feet along said East right of way line of the point of beginning; continue thence North 00°02'14" West 100 feet; thence leaving said right of way line, run North 89°29'57" East 218 feet; thence South 00°02'14" East 100 feet; thence South 89°29'57" West 218 feet to the Point of Beginning, Orange County Florida.

A handwritten signature, possibly "JW", enclosed within a hand-drawn circle.