



Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: March 15, 2016

REAL ESTATE MANAGEMENT ITEM 8

DATE: February 25, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager *AC*
Real Estate Management Division

FROM: Monica L. Hand, Senior Title Examiner *MH*
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF GENERAL WARRANTY DEED FROM ASBURY THEOLOGICAL SEMINARY, INCORPORATED TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Valencia College Lane (RAC) (Asbury Theological Seminary)
District 3

PURPOSE: To provide for access, construction, operation, and maintenance of road widening improvements as a requirement of a transportation impact fee agreement.

ITEM: General Warranty Deed
Cost: \$37,254.69 (Impact Fee Credits)
Size: 13,563 square feet

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

REMARKS:

The Board of County Commissioners approved the Transportation Impact Fee Agreement on November 17, 2015. This transaction is in accordance with the requirements contained in said agreement.

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.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAR 15 2016

Prepared by and Return to:
Gregg R. Lehrer, Esq.
GRAYROBINSON, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801
(407) 843-8880

Parcel I.D. Number: Being a portion of 24-22-30-0000-00-044

Project: Valencia College Lane (RAC) (Asbury Theological Seminary)

NOTE TO RECORDER: Documentary Stamp Taxes in the amount of \$261.10 are being paid in connection with this deed as required pursuant to F.S. Section 201.02.

GENERAL WARRANTY DEED

THIS INDENTURE, made this 8th day of February, 2016, between **ASBURY THEOLOGICAL SEMINARY, INCORPORATED**, a Kentucky not for profit corporation, whose address is 204 North Lexington Avenue, Wilmore, Kentucky 40390 ("Grantor") and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida ("Grantee"), whose post office address is P.O. Box 1393, Orlando, Florida 32802-1393.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Orange County, Florida, to-wit:

SEE EXHIBIT "A", ATTACHED HERETO AND INCORPORATED HEREIN.

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 for ad valorem taxes for 2016 and all subsequent years and easements, covenants, conditions, restrictions and declarations of record.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Witnesses:

ASBURY THEOLOGICAL SEMINARY, INCORPORATED, a Kentucky not for profit corporation

Robin W Murray
Print Name: Robin W. Murray

Wanlaningham
Print Name: A.V. VanLaningham

By: Robert S Landrebe

Name: Robert S. Landrebe

Title: Vice President

STATE OF KENTUCKY
COUNTY OF Jessamine

The foregoing instrument was acknowledged before me this 8th day of February, 2016, by Robert S. Landrebe, as Vice President of Asbury Theological Seminary, Incorporated, a Kentucky not for profit corporation, on behalf of the not for profit corporation.

AFFIX NOTARY STAMP



Rebekah J. Saunders
Signature of Notary Public

Rebekah J. Saunders
(Print Notary Name)

- Personally known, or
- Produced Identification

Type of Identification Produced:

EXHIBIT "A"

LEGAL DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER : 1090

A STRIP OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 3-1/2" METAL DISK STAMPED "ORANGE COUNTY ENGR. DEPT." LOCATED AT THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 89°57'19" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 1017.38 FEET TO A POINT ON THE WEST LINE OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID SOUTH LINE OF THE SOUTHWEST QUARTER, RUN NORTH 00°17'52" WEST, ALONG SAID WEST LINE, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE AS DESCRIBED IN OFFICIAL RECORDS BOOK 1809, PAGE 792, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°17'52" WEST, ALONG SAID WEST LINE OF THE EAST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO A POINT ON A LINE PARALLEL WITH, AND 70.00 FEET NORTHERLY OF, WHEN MEASURED PERPENDICULAR TO, THE AFOREMENTIONED SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24; THENCE DEPARTING SAID WEST LINE, RUN NORTH 89°57'19" EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 339.07 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE DEPARTING SAID PARALLEL LINE, RUN SOUTH 00°20'53" EAST, ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 40.00 FEET TO A POINT ON THE AFOREMENTIONED EXISTING NORTHERLY RIGHT OF WAY LINE OF VALENCIA COLLEGE LANE; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 89°57'19" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 339.10 FEET TO THE POINT OF BEGINNING.

CONTAINING 13,563 SQUARE FEET, OR 0.311 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH S.J.-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

W.E. Byrd *1/12/2010*
 WILLIAM E. BYRD
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
 LICENSE NUMBER 5442
 520 SOUTH MAGNOLIA AVENUE
 ORLANDO, FLORIDA 32801

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 CERTIFICATE OF AUTHORIZATION NUMBER LB 1221

NOTE:
 BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 22 SOUTH, RANGE 30 EAST, BEING NORTH 89°57'19" EAST.

WRITTEN BY: RRC	DATE: 04/01/10	SECTION: 24	VALENCIA COLLEGE LANE - ORANGE COUNTY	
DRAWN BY: RRC	REV.:	TOWNSHIP: 22S	Bowyer-Singleton & Assoc., Inc.	DRAWING SCALE: N/A
APPROVED BY: WEB	REV.:	RANGE: 30E		SHEET 1 OF 2
	REV.:		520 SOUTH MAGNOLIA AVENUE ORLANDO, FLORIDA 32801 TELEPHONE: 407-843-5120	C.I.P. - 5029

EXHIBIT "A"

