


MEMORANDUM

TO: CFX Board Members

FROM:  Joseph L. Passiatore, General Counsel

DATE: September 20, 2016

SUBJECT: Special Warranty Deed for CFX Parcel 330 Part A Ramlee Holdings; FDOT Parcel 110

As part of the Interlocal Agreement with the Florida Department of Transportation for the joint construction of the Wekiva Parkway, CFX agreed to purchase the parcel at the Northeast Corner of S.R. 46 and Round Lake Road and to convey it to the Department.

The parcel has been acquired by CFX and the attached deed is now ready for Board approval.

JLP/ml
Attachment: Special Warranty Deed

01-GWDLIC-02/12
September 21, 2016
This instrument prepared by
Marika Tremblay
Under the direction of
FREDRICK W. LOOSE, ATTORNEY
Department of Transportation
719 South Woodland Boulevard
DeLand, Florida 32720-6834

PARCEL NO. 110.1
SECTION 11130
F.P. NO. 238275 3
STATE ROAD 46
COUNTY LAKE

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made the ____ day of _____, 2016, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, whose mailing address is 4970 ORL Tower Road, Orlando, Florida 32807, grantor(s), to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, whose address is 719 South Woodland Boulevard, DeLand, FL 32720, grantee: (wherever 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 organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Lake County, Florida, viz:

PARCEL 110

**SECTION 11130
F.P. No. 238275-3**

That part of:

The Southwest ¼ of Section 26, Township 19 South, Range 27 East

Being described as follows:

COMMENCE at a found nail and disk with no identification marking the Northeast corner of Section 27, Township 19 South, Range 27 East, Lake County, Florida, as shown on the Florida Department of Transportation Right of Way Maps for State Road 46, Section 11130, Financial Project Number 238275-3; thence South 01°57'55" East along the East line of said Section 27, a distance of 2622.62 feet to a rail road spike at the East 1/4 Corner of said Section 27 and the West 1/4 Corner of Section 26, Township 19 South, Range 27 East; thence South 00°23'00" East along said East line 2646.05 feet to a nail and disk stamped "FDOT LB 7917" at Point of Intersection Station 142+69.46 on the centerline of said State Road 46, said point also being the Southeast Corner of said Section 27; thence departing said East line, North 89°36' 52" East along

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said centerline, 40.00 feet to Station 143+09.46 at the intersection of a Southerly projection of the Easterly Right of Way line of Round Lake Road, as shown on said Right of Way Map; thence departing said centerline, North 00°23'00" West along said Southerly projection, 60.00 feet to a point on the Existing Right of Way line of State Road 46, as shown on said Right of Way Map and the POINT OF BEGINNING; thence departing said Existing Right of Way line, North 00°23'00" West, along said Easterly Right of Way line of Round Lake Road, 1069.88 feet; thence departing said Easterly Right of Way line, North 89°59'07" East, 10.00 feet to a point on a line lying 50.00 feet East of and parallel to the West line of the Southwest 1/4 of Section 26, Township 19 South, Range 27 East; thence South 00°23'00" East along said parallel line, 100.00 feet, thence departing said parallel line, South 03°04'36" East, 170.24 feet; thence South 03°33'43" East, 180.35 feet; thence South 01°29'39" East, 257.93 feet to a point on a line lying 74.00 feet East of and parallel to said West line of the Southwest 1/4; thence South 00°23'00" East along said parallel line, 257.19 feet; thence departing said parallel line, South 36°13'11" East, 18.03 feet to a point on a line lying 150.00 feet North of and parallel to said centerline; thence North 89°36'34" East along said parallel line, 164.50 feet; thence departing said parallel line, South 00°23'26" East, 5.00 feet to a point on a line lying 145.00 feet North of and parallel to said centerline; thence North 89°36'34" East along said parallel line, 400.00 feet; thence departing said parallel line, South 00°23'26" East, 95.00 feet to a point on said Existing Right of Way line of State Road 46; thence along said Existing Right of Way line the following three (3) courses; South 89°36'34" West, 417.68 feet; thence North 84°40'49" West, 100.50 feet; thence South 89°36'34" West, 90.39 feet to the POINT OF BEGINNING

CONTAINING 1.879 Acres, more or less.

This legal description prepared under the direction of:
Joseph C. Di Benedetto, P.L.S.
Florida Professional Land Surveyor No. 5181
McKim & Creed, Inc.
115 East Indiana Ave.
DeLand, Florida, 32724

TOGETHER with all 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 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; that the grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said grantor.

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

CENTRAL FLORIDA EXPRESSWAY
AUTHORITY, a body politic and corporate
and an agency of the state under the laws of
the State of Florida

Signed, sealed and delivered in
the presence of: Two witnesses
or Corporate Seal required by
Florida Law

By: _____

SIGNATURE LINE
PRINT/TYPE NAME: _____

ADDRESS OF GRANTOR:
4970 ORL Tower Road
Orlando, FL 32807

SIGNATURE LINE
PRINT/TYPE NAME: _____

Approved as to form for execution by
authorized signatory of Central Florida
Expressway Authority

By: _____
Joseph L. Passiatore

Date: _____

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STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this _____ day of _____, 2016, by _____, as _____ of CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate and an agency of the state under the laws of the State of Florida, who is personally known to me or who has produced _____ as identification.

PRINT/TYPE NAME: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____
Serial No., if any: _____