



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS


BCC Mtg. Date: September 20, 2016

REAL ESTATE MANAGEMENT ITEM 7

DATE: September 1, 2016

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: (407) 836-7082

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM SAVI INVESTMENTS LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Lake Avalon PD (Avalon Road) (RAC)
District 1

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

ITEM: Warranty Deed
Cost: \$23,560 (Impact Fee Credits)
Size: 16,552 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 Lake Avalon PD Avalon Road (County Road 545) (Agreement) on February 9, 2016. 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.

SEP 20 2016

This instrument prepared by:

Prepared by:

Jonathan P. Huels, Esquire
Lowndes, Drosdick, Doster, Kantor
& Reed, Professional Association
215 North Eola Drive
Post Office Box 2809
Orlando, Florida 32802-2809

Project: Lake Avalon PD (Avalon Road) (RAC)

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 16 day of August, 2016, by Savi Investments LLC, a Florida limited liability company, whose address is 5200 Vineland Road, Suite 250, Orlando, Florida 32811, 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 \$1.00 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

06-23-27-4284-03610

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.

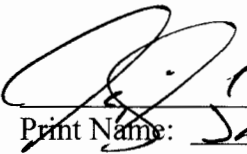
AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

Instrument: Warranty Deed
Project: Lake Avalon PD (Avalon Road) RAC

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

WITNESSES:

SAVI INVESTMENTS, LLC, a Florida limited liability company


Print Name: Sanyu V. Diccaglio

By: 
Name: Suresh K. Gupta
Title: Managing Member


Print Name: Nilsa Vega

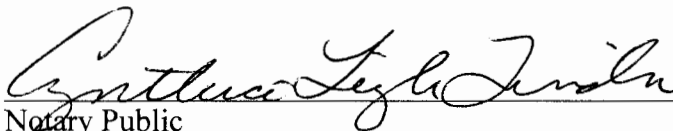
Date: August 16, 2016

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by Suresh K. Gupta, Managing Member of Savi Investments, LLC, a Florida limited liability company, who is known by me to be the person described herein and who executed the foregoing, this 16 day of August, 2016. They are personally known to me or have produced _____ as identification and did/did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 16 day of August, 2016.

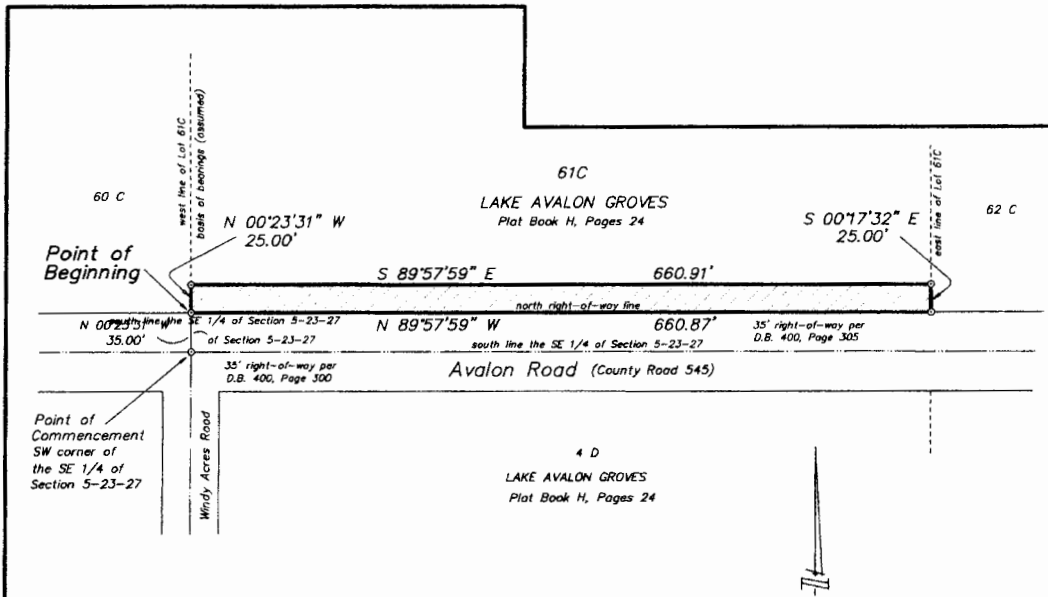



Notary Public

Print Name: Cynthia Leigh Linden

My Commission Expires: April 26 2019

EXHIBIT "A"



Legal Description

A portion of Lot 61C, LAKE AVALON GROVES, according to the plat thereof, as recorded in Plat Book "H", Page 24, Public Records of Orange County, Florida, lying in Section 5, Township 23 South, Range 27 East, Orange County, Florida, being described as follows:

Commence at the southwest corner of the Southeast 1/4 of said Section 5; thence run N 00°23'31" W, along the west line of the Southeast 1/4 of said Section 5, a distance of 35.00 feet to a point on the north right-of-way line of Avalon Road (County Road No. 545) as described and recorded in Deed Book 400, Page 305, Public Records of Orange County, Florida; said point also being the west line of said Lot 61C and the POINT OF BEGINNING; thence continue N 00°23'31" W, along the west line of said Lot 61C, a distance of 25.00 feet; thence, departing the west line of said Lot 61C, run S 89°57'59" E, parallel with the north right-of-way line of Avalon Road, a distance of 660.91 feet to a point on the east line of said Lot 61C; thence run S 00°17'32" E, along said east line, a distance of 25.00 feet to a point on the aforesaid north right-of-way line of Avalon Road; thence run N 89°57'59" W, along said north right of way line, a distance of 660.87 feet to the POINT OF BEGINNING.

Containing 0.38 acres (16,522 square feet), more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description
of lands situated in

Section 5, Township 23 South, Range 27 East
Orange County, Florida

PREPARED FOR: Park Square Homes  GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	JOB NO. 1504.3	SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA LB. No. 7184  R. CLAYTON DARRIN SURV. P.L.S. NO. 4236
	SHEET 1 of 1	
	DATE 3/25/15	
	SCALE 1" = 120'	