

**Lee County Board of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20020498

1. REQUESTED MOTION:

ACTION REQUESTED: Approve Quit-Claim Deed from Habitat for Humanity of Lee County, Inc., a Florida non-profit corporation, conveying property to Lee County; authorize payment of necessary recording fees; authorize the Division of County Lands to handle and accept all documentation necessary to complete this transaction.

WHY ACTION IS NECESSARY: The Board must formally approve all real estate conveyances to Lee County.

WHAT ACTION ACCOMPLISHES: Acquires land needed to facilitate road and intersection improvements.

2. DEPARTMENTAL CATEGORY: 06

3. MEETING DATE:

COMMISSION DISTRICT #: 5 *CLN*

06-04-2002

4. AGENDA:

- CONSENT ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

5. REQUIREMENT/PURPOSE:

- (Specify)
- STATUTE FS 125
 - ORDINANCE
 - ADMIN.
 - OTHER

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER
- B. DEPARTMENT Independent
- C. DIVISION County Lands TLM 5-9-02
- BY: Karen L. W. Forsyth, Director *KLF*

TIME REQUIRED:

7. BACKGROUND:

This property is located in Alva at the Southeast corner of State Road 80 and Packinghouse Road, and is identified as STRAP Nos. 27-43-27-00-00045.0000 and 27-43-27-00-00046.0000. This is vacant property with an approximate size of 320' x 218' (±1.6 acres). The property was formerly owned by the County and used for a roadside park. On 11/14/2000, the Board declared the property as surplus and authorized a conveyance to Habitat for Humanity of Lee County, Inc., in accordance with F.S. 125.38.

Subsequent to this action, it was determined the property would be beneficial for State Road 80 and Packinghouse Road intersection improvements and associated stormwater management. These improvements are included within the scope of FDOT's design plan for State Road 80 Widening.

Habitat of Humanity has agreed to convey the property back to Lee County to facilitate the road improvements. LCDOT will be responsible for maintenance of the property until the road improvements are constructed.

Recording fees will be approximately \$20.00.

Staff recommends the Board approve the Requested Motion.

Funds are available in Account No. 20861730100.50.6110

- 20 - Capital Projects
- 8617 - Sale of Surplus Lands
- 30100 - Capital Improvement Fund
- 50.6110 - Land and Court Registry

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other <i>DOT</i>	E County Attorney	F Budget Services <i>AMM 5/16</i>				G County Manager
					OA	OM	RISK	GC	
<i>H. Forsyth</i>			<i>DOT</i>	<i>5-16-02</i>	<i>5/16/02</i>	<i>5/16/02</i>	<i>5/16</i>	<i>5/16/02</i>	<i>AM</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

Rec. by CoAtty
Date: 5/16/02
Time: 11:45 AM
FORWARDED TO:
ADMIN
5-16-02 1:30

RECEIVED BY
COUNTY ADMIN. *PMC*
5/16 3:30
EW
COUNTY ADMIN.
FORWARDED TO:
5/17 10:45

This Instrument Prepared by:
Division of County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398

STRAP Nos.: 27-43-27-00-00045.0000 and
27-43-27-00-00046.0000

ORIGINAL DOCUMENTS RETAINED IN
COUNTY LANDS FILES FOR HANDLING
UPON BOARD ACCEPTANCE.

THIS SPACE FOR RECORDING

QUIT-CLAIM DEED

THIS Quit-Claim Deed, executed this 24th day of APRIL, 2002, by Habitat for Humanity of Lee County, Inc., a non-profit corporation existing under the laws of the State of Florida, and having its principal place of business at 1288 North Tamiami Trail, North Fort Myers, FL 33903, Grantor, to Lee County, a political subdivision of the State of Florida, whose post office address is Post Office Box 398, Fort Myers, FL 33902-0398, Grantee:

(The terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, The Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the Grantee, all the right, title interest, claim and demand that the Grantor has in the following described parcel of land located in Lee County, Florida.

SEE EXHIBIT "A" ATTACHED HERETO

Subject to easements, restrictions, and reservations of record.

TO HAVE and to HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

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

Signed, sealed and delivered in presence of two separate witnesses:

Vernon L. Mann
1st Witness Signature

TERESA L. MANN
Printed Name of 1st Witness

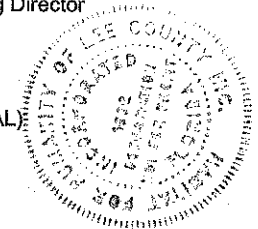
Paul R. Ehrnfelt
2nd Witness Signature

PAUL R. EHRFELT
Printed Name of 2nd Witness

Habitat for Humanity of Lee County, Inc.,
a Florida non-profit corporation

By Vernon Archibald
Name: Vernon Archibald
Title: President/Managing Director

(CORPORATE SEAL)

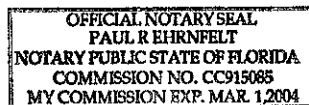


STATE OF Florida

COUNTY OF Lee

The foregoing instrument was acknowledged before me this 24 day of APRIL, 2002, by Vernon Archibald, President/Managing Director of Habitat for Humanity of Lee County, Inc., a Florida non-profit Corporation, on behalf of the corporation. He is personally known to me or has produced FL DL # A021 805-45-109-4 as identification.

(type of identification)



Paul R. Ehrnfelt
(Signature of Notary Public)

PAUL R. EHRFELT
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

EXHIBIT "A"

STRAP NO. 27-43-27-00-00045.0000

Beginning at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 43 South, Range 27 East; Lee County, Florida; thence run South 75 feet, thence run East 10 feet to the Point of Beginning of the land here conveyed; thence continue East along the South side of a public road a distance of 200 feet; thence run South 217.6 feet; thence run West 200 feet to the East side of a 20 foot alley; thence run North 217.6 feet to the Point of Beginning, less State Road 80 right-of-way.

AND

STRAP NO. 27-43-27-00-00046.0000

Beginning 75 feet South and 210 feet East of the NW corner of NE 1/4 of SW 1/4, South 217 feet, East 120 feet, North 217 feet, West 120 feet to Point of Beginning, Section 27, Township 43 South, Range 27 East, Lee County, Florida, less State Road 80 right-of-way.

Department of Public Works
Division of County Lands

Page 1 of 1

Updated In House Title Search

Search No. 21383/C

Date: May 8, 2002

Parcel:

Project: Surplus Lands #8617

To: Teresa L. Mann, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Real Estate Title Examiner

STRAP: 27-43-27-00-00045.0000

An update has been requested of In House Title Search No. 21383/C which covers the period beginning January 1, 1940, at 8:00 a.m. and is now complete through April 11, 2002, at 5:00 p.m.

Subject Property: Beginning at the Northeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 27, Township 43 South, Range 27 East; Lee County, Florida; thence run South 75 feet; thence run East 10 feet to the Point of Beginning of the land here conveyed; thence continue East along the South side of a public road a distance of 200 feet; thence run South 217.6 feet; thence run West 200 feet to the East side of a 20 foot alley; thence run North 217.6 feet to the Point of Beginning, less State Road 80 right-of-way.

Title to the subject property is vested in the following:

Habitat for Humanity of Lee County, Inc., a Florida non-profit corporation

by that certain instrument dated January 9, 2001, recorded January 23, 2001, in Official Record Book 3354, Page 374, Public Records of Lee County, Florida.

Subject to:

1. Title to oil, gas and mineral rights and leases on subject property is specifically omitted from this report.
2. State of Florida Department of Transportation Right of Way Resolution for State Highway System Projects, dated June 25, 1996, recorded July 25, 1996, in Official Record Book 2729, Page 609, Public Records of Lee County, Florida.

Tax Status: *No taxes are assessed to this parcel.*

(The end user of this report is responsible for verifying tax and/or assessment information.)

The Division of County Lands has made a diligent search of the Public Record. However, this report contains no guarantees nor warranty as to its accuracy.

Division of County Lands

Updated In House Title Search

Search No. 21383/D

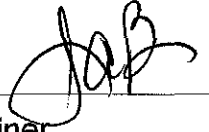
Date: May 9, 2002

Parcel:

Project: Surplus Lands #8617

To: Teresa L. Mann, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Real Estate Title Examiner



STRAP: 27-43-27-00-00046.0000

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Subject Property: Beginning 75 feet South and 210 feet East of the NW corner of NE 1/4 of SW 1/4, South 217 feet, East 120 feet, North 217 feet, West 120 feet to Point of Beginning, Section 27, Township 43 South, Range 27 East, Lee County, Florida, less State Road 80 right-of-way.

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AFFIDAVIT OF INTEREST IN REAL PROPERTY

THIS AFFIDAVIT OF INTEREST IN REAL PROPERTY is made and entered this 24th day of April, 2002, for the sole purpose of compliance with Section 286.23 of the Florida Statutes.

The undersigned hereby swears and affirms under oath, subject to the penalties prescribed for perjury, that the following is true:

The Name and Address of the Grantor is:

Habitat for Humanity of Lee County, Inc., a Florida non-profit corporation
1288 North Tamiami Trail, North Fort Myers, FL 33903

The name(s) and address(es) of every person having a beneficial interest in real property that will be conveyed to Lee County are:

1. NONE
2. _____
3. _____
4. _____
5. _____
6. _____

The real property to be conveyed to Lee County is shown on Exhibit "A" attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

Signed, sealed and delivered in our presences:

Teresa L. Mann
Witness Signature

TERESA L. MANN
Printed Name

Paul R. Ehrnfelt
Witness Signature

PAUL R. EHRNFELT
Printed Name

Habitat for Humanity of Lee County, Inc.,
a Florida non-profit corporation

V.E. Archibald
Signature of Affiant

V.E. ARCHIBALD, President
Printed Name/Title

Affidavit of Interest in Real Property

STRAP Nos.: 27-43-27-00-00045.0000 and 27-43-27-00-00046.0000

STATE OF FLORIDA

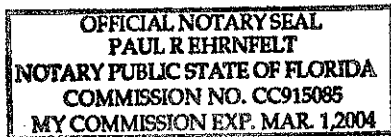
COUNTY OF LEE

SWORN TO AND SUBSCRIBED before me this 24 day of APRIL,
2002, by VERNON ARCHIBALD

(name of officer or agent, title of officer or agent)

of Habitat for Humanity of Lee County, Inc., a Florida non-profit corporation, on behalf of the
corporation.

(SEAL)



Paul R Ehrnfelt
(Notary Signature)

PAUL R EHARNFELT
(Print, type or stamp name of Notary)

~~Personally known~~ _____
OR Produced Identification FL DL
Type of Identification FLDL#

EXHIBIT "A"

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