

Agenda Item Summary

1. **ACTION REQUESTED/PURPOSE:** Accept Quit-Claim Deed for Parcel 126 being right-of-way necessary for the Homestead Lane Road Paving MSBU #5059 for pavement of Homestead Lane; authorize the Division of County lands to handle and accept all documentation necessary; authorize payment of recording fees.

2. **FUNDING SOURCE:** Fund: MSTBU; Program: MSTBU Restricted; Project: Homestead

3. **WHAT ACTION ACCOMPLISHES:** Acquisition of right-of-way via Quit-Claim Deed from benefited property owner.

4. **MANAGEMENT RECOMMENDATION:** Approve

5. **Departmental Category:** 06 **C6C** 6. **Meeting Date:** APR 17 2007

7. Agenda: <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Administrative <input type="checkbox"/> Appeals <input type="checkbox"/> Public <input type="checkbox"/> Walk-On	8. Requirement/Purpose: (specify) <input checked="" type="checkbox"/> Statute 125 <input type="checkbox"/> Ordinance <input type="checkbox"/> Admin. Code <input checked="" type="checkbox"/> Other RSN 05-08-54	9. Request Initiated: Commissioner Department Independent Division County Lands By: Karen Forsyth, Director
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10. **Background:**

The Board of County Commissioners created the Homestead Lane Road Paving MSBU on August 9, 2005, when it adopted Resolution Number 05-08-54. The purpose of the project is to pave the existing unimproved (dirt/shell) roadway.

The following has executed the required Quit-Claim Deed. The original document is in the files of County Lands and will be recorded upon approval by the Board of County Commissioners:

Parcel 126 Veta Jane Waldrop, a single person

There remains approximately 22 more properties to be acquired for this project.

Account Number: 80505910400

Attachments: Copy of Quit-Claim Deed, In-House Title Search, GIS Location Map

11. **Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>[Signature]</i>			<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>	<i>[Signature]</i>

12. **Commission Action:**

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
 Date: 3/29/07
 Time: 11:55 AM
 Forwarded To: Admin 3/29/07

RECEIVED BY COUNTY ADMIN: *[Signature]*
 3/29/07 4pm
 COUNTY ADMIN FORWARDED TO: *[Signature]*
 3/30/07 9 AM

2:49

This Instrument Prepared by:

County Lands
Post Office Box 398
Fort Myers, Florida 33902-0398
Project: Homestead Lane Road Paving MSBU, Project No. 5059
STRAP No.: 07-44-26-04-00005.0000
Parcel: 126

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

QUIT-CLAIM DEED

THIS Quit-Claim Deed, Executed this 19 day of March, ~~2006~~ ²⁰⁰⁷, by Veta Jane Waldrop, a single person, whose address is 5430 Pangola Dr., Fort Myers, FL 33905, as 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, wherever the context so admits or requires)

WITNESSETH, The GRANTOR for good and valuable consideration provided by the GRANTEE, which is hereby acknowledged, does hereby remise, release and quit-claim to the GRANTEE forever, all the right, title interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Lee, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO

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 whatsoever 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:

[Signature]
1st Witness Signature

Veta Jane Waldrop
Veta Jane Waldrop

Julie Hunter
Printed Name of 1st Witness

Shandie Kitchens
2nd Witness Signature

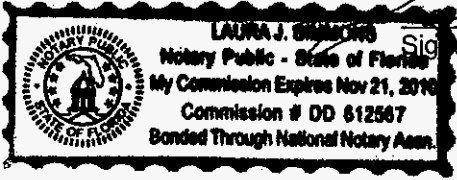
Shandie Kitchens
Printed Name of 2nd Witness

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this 19th day of MARCH, 2007, by Veta Jane Waldrop, who is personally known to me or who has produced Florida Drivers License as identification.
(type of identification)

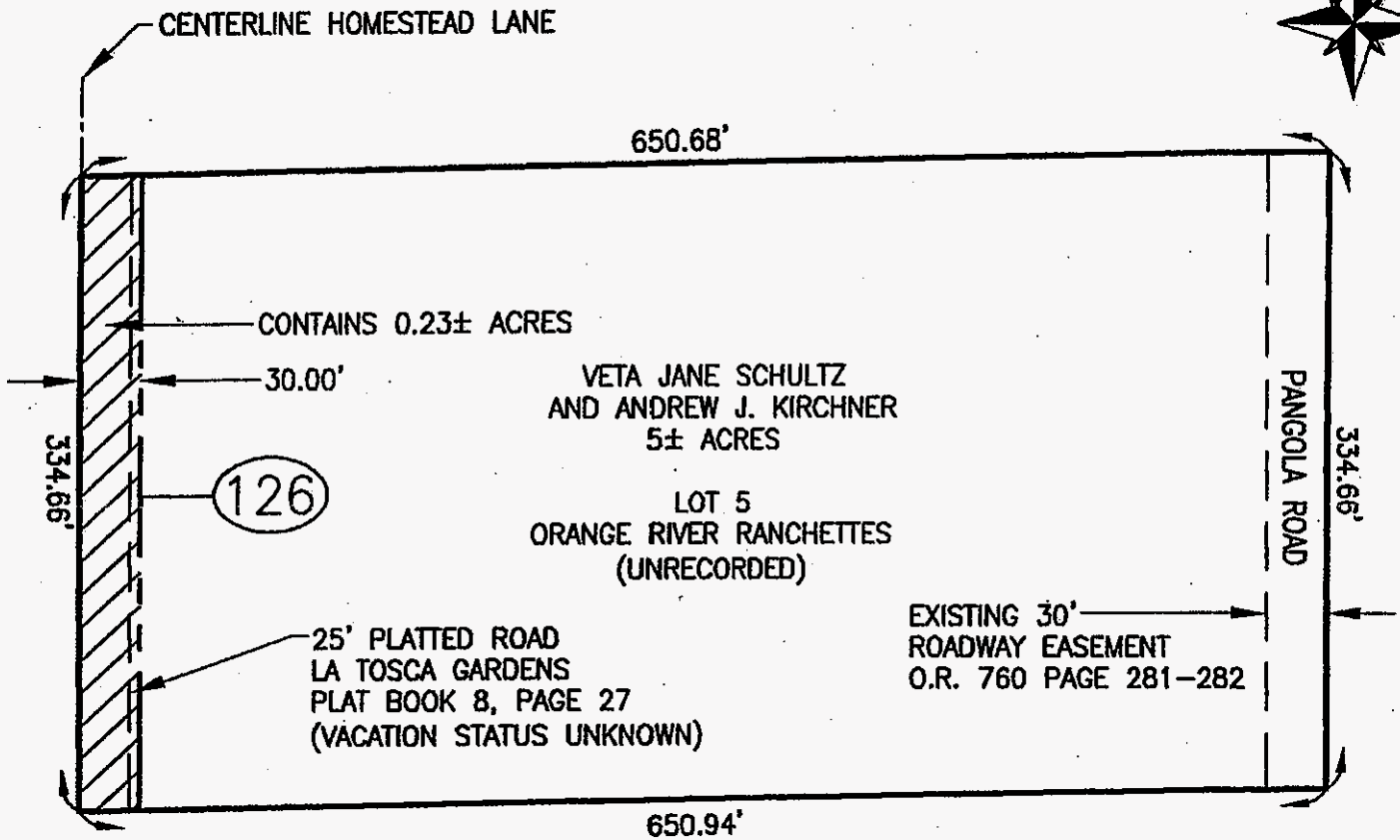
Notary Seal



[Signature]
Signature of Notary Public

My Commission Expires:

Exhibit "A"



DESCRIPTION OF PARCEL 126

THE WESTERLY 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

Lot 5, Orange River Ranchettes, an unrecorded plat in Section 7, Township 44 South, Range 26 East, as shown in O.R. Book 760, Pages 281-282, the front 30 feet being subject to the right of way for road.

REVISED 06-22-06

* THIS IS NOT A SURVEY *

O.R. INDICATES OFFICIAL RECORD BOOK


 RONALD KERFOOT 6/23/06
 PROFESSIONAL LAND SURVEYOR #2994

JRI Engineering, Inc.

Planning Engineering Surveying Aerial Photography & Photogrammetry Services

2328 Hancock Bridge Parkway, Suite. 114, Cape Coral, Florida 33990
Phone: 239.458.5544 Fax: 239.458.2233 www.jriengineeringinc.com
Surveying Business Certificate of Authorization No. 6673

LEE COUNTY MSBU - HOMESTEAD LANE

SKETCH AND DESCRIPTION - PARCEL 126

SCALE: 1"=100' Dwg: HmstdLn-Parcel Map-Takes-1 | DATE: 4-18-06 | SHEET 1 OF 1

Division of County Lands

Ownership and Easement Search

Search No. 07-44-26-04-00005.0000

Date: February 14, 2006

Parcel:

Project: Homestead Lane MSBU, Project 5059

To: Michele S. McNeill, SR/WA
Property Acquisition Agent

From: Shelia A. Bedwell, CLS
Property Acquisition Assistant

STRAP: 07-44-26-04-00005.0000

Effective Date: January 25, 2006, at 5:00 p.m.

*No other charges as of
3/18/07*

Subject Property: Lot 5, Orange River Ranchettes, an unrecorded plat in Section 7, Township 44 South, Range 26 East, as shown in OR Book 760, Pages 281-282, the front 30 feet being subject to the right of way for road.

Title to the subject property is vested in the following: *Veta J. Waldrop, a single woman*

~~Veta Jane Schultz and Andrew J. Kirchner, joint tenants with full rights of survivorship~~

July 10, 2006 August 1, 2006 Instrument #

By that certain instrument dated ~~April 2, 1992~~, recorded ~~April 15, 1992~~, in Official Record Book ~~2292~~, ~~Page 191~~, Public Records of Lee County, Florida.

2006000301058

Easements:

1. Ten foot easement along the side and rear property lines reserved for construction and maintenance of utilities, as described in Declaration of Restrictions recorded in Official Record Book 760, Page 279, Public Records of Lee County, Florida.
2. Right of way for road along the front 30 feet of subject property, as described in deed recorded in Official Record Book 2292, Page 191, Public Records of Lee County, Florida.

NOTE (1): Oil, Gas and Mineral Lease to Exxon Corporation, recorded in Official Record Book 1126, Page 434, as amended by Ratification recorded in Official Record Book 1130, Page 1055, Public Records of Lee County, Florida.

NOTE (2) Resolution of the Zoning Board granting an exception for a single family mobile home, as described in instrument recorded in Official Record Book 1827, page 4659, Public Records of Lee County, Florida.

NOTE (3): Lee County Ordinances relating to garbage and solid waste collection, recorded in Official Record Book 2189, Pages 3281 and 3334, Public Records of Lee County Florida.

NOTE (4): Mortgage executed by Veta Jane Schultz and Andrew J. Kirchner, both unmarried persons in favor of Countrywide Home Loans, Inc., dated May 23, 2003, recorded June 3, 2003, in Official Record Book 3949, Page 4694, Public Records of Lee County, Florida.

*Satisfaction of Mortgage recorded in
Instrument # 2006000296923*

Division of County Lands**Ownership and Easement Search**

Search No. 07-44-26-04-00005.0000

Date: February 14, 2006

Parcel:

Project: Homestead Lane MSBU, Project 5059

NOTE (5): Mortgage recorded in Official Record Book 3949, Page 4694, Public Records of Lee County, Florida reflects that Veta Jane Schultz is unmarried. There are no documents of record indicating a divorce from Stewart P. Schultz. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE: Mortgage executed by Veta J. Waldrop in favor of Countrywide Home Loans, Inc. dated 7/10/06, recorded 8/1/06 in Instrument #2006000301060

Tax Status: 2005 taxes paid November 29, 2005 in the amount of \$1,015.38.
(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 or warranty as to its accuracy.

Location Map

