

RESOLUTION NO. 11-16

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF LAKE ALFRED, FLORIDA; AFFIRMATIVELY ACCEPTING THE CONVEYANCES OF THOSE CERTAIN REAL PROPERTIES FROM JAMES C. BUCHANAN AND CAROL JOANN WALKER, F/K/A CAROL JOANN BUCHANAN TO THE CITY OF LAKE ALFRED, FLORIDA, AS MORE PARTICULARLY DESCRIBED IN THE WARRANTY DEED AND THE QUIT CLAIM DEED BOTH EXECUTED BY JAMES C. BUCHANAN AND CAROL JOANN WALKER, F/K/A CAROL JOANN BUCHANAN ON SEPTEMBER 27, 2016, AND DELIVERED TO THE CITY OF LAKE ALFRED AND RECORDED ON SEPTEMBER 30, 2016, IN OFFICIAL RECORDS BOOK 9948, PAGES 941 THROUGH 944, PUBLIC RECORDS OF POLK COUNTY, FLORIDA; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lake Alfred and James C. Buchanan and Carol Joann Walker, f/k/a Carol Joann Buchanan entered into a Vacant Land Contract (hereinafter "Contract") approved by the City of Lake Alfred City Commission which provided for the purchase and sale of certain real property; and

WHEREAS, a closing of the transaction contemplated in the Contract took place and on September 30, 2016, James C. Buchanan and Carol Joann Walker, f/k/a Carol Joann Buchanan delivered that Warranty Deed and Quit Claim Deed for the real properties more particularly described therein and attached hereto as Composite Exhibit "A" and incorporated herein by reference to the City of Lake Alfred, Florida; and

WHEREAS, said Warranty Deed was recorded on September 30, 2016, in Official Records Book 9948, Pages 941 through 942, public records of Polk County, Florida, and said Quit Claim Deed was recorded on September 30, 2016, in Official Records Book 9948, Pages 943 through 944, public records of Polk County, Florida.

NOW THEREFORE, BE IT RESOLVED BY the City Commission of the City of Lake Alfred, Florida:

1. The City Commission of the City of Lake Alfred, Florida hereby affirmatively accepts from James C. Buchanan and Carol Joann Walker, f/k/a Carol Joann Buchanan the conveyance of said real properties described in that Warranty Deed dated September 27, 2016, and recorded on September 30, 2016, in Official Records Book 9948, Pages 941 through 942, and in that Quit Claim Deed dated September 27, 2016, and recorded on September 30, 2016, in Official Records Book 9948, Pages 943 through 944, public records of Polk

County, Florida, copies of which are attached hereto as Composite Exhibit "A" and incorporated herein by reference.

2. This Resolution shall take effect immediately upon passage.

INTRODUCED AND PASSED by the City Commission of the City of Lake Alfred, Florida, in a regular session, this 7th day of November, 2016.



CITY OF LAKE ALFRED, FLORIDA
CITY COMMISSION

Charles O. Lake, Mayor

Ameer Bailey Speck, City Clerk

Approved as to form:

Frederick J. Murphy, Jr., City Attorney

COMPOSITE EXHIBIT "A"



INSTR # 2016179673
BK 9948 Pgs 941-942 PG(s)2
RECORDED 09/30/2016 04:28:26 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
DEED DUC \$385.00
RECORDING FEES \$18.50
RECORDED BY shakcamp

Prepared by and return to:
Frederick J. Murphy, Jr.
Attorney at Law
BOSWELL & DUNLAP LLP
245 South Central Avenue
Bartow, FL 33830
863-533-7117
File Number: 165464
Parcel Identification No. 262732-502000-000081

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 27th day of September, 2016 between James C. Buchanan, a married man, and Carol Joann Walker, f/k/a Carol Joann Buchanan, a married woman whose post office addresses are 304 Medora Street, Auburndale, FL 33823 and Post Office Box 1153, Lake Alfred, FL 33850 of the County of Polk, State of Florida, grantor*, and City of Lake Alfred, Florida, a municipal corporation whose post office address is 155 East Pomelo Street, Lake Alfred, FL 33850-2135 of the County of Polk, State of Florida, grantee*,

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

Begin at the Northwest corner of Lot 8, as shown on the Re-Plat of Arbuthnot's Subdivision, as recorded in Plat Book 26, Page 40 of the Public Records of Polk County, Florida and run S 85° 37' 17" E, along the South boundary of Columbia Street (formerly McNeer Street), 120 feet; thence S 4° 28' 19" W, 100 feet; thence West parallel with the South boundary of Lot 8, 106.05 feet to the Easterly boundary of the Seaboard Coastline Railroad, thence N 3° 03' 00" W, along said boundary, 109.01 feet to the Point of beginning.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Grantors do not reside on said lands or lands contiguous thereto.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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COMPOSITE EXHIBIT "A"

Signed, sealed and delivered in our presence:

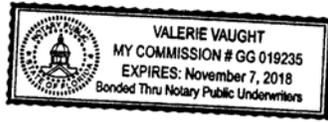
Valerie Vaught
Witness Name: Valerie Vaught
Mamie Drane
Witness Name: Mamie Drane

James C. Buchanan (Seal)
James C. Buchanan

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 27th day of September, 2016 by James C. Buchanan, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Valerie Vaught
Notary Public
Printed Name: Valerie Vaught
My Commission Expires: 11/7/18

Valerie Vaught
Witness Name: Valerie Vaught
Mamie Drane
Witness Name: Mamie Drane

Carol Joann Walker (Seal)
Carol Joann Walker

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 27th day of September, 2016 by Carol Joann Walker, f/k/a Carol Joann Buchanan, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Mamie Drane
Notary Public
Printed Name: Mamie Drane
My Commission Expires: 1/27/20

COMPOSITE EXHIBIT "A"



INSTR # 2016179674
BK 9948 Pgs 943-944 PG(s) 2
RECORDED 09/30/2016 04:28:26 PM
STACY M. BUTTERFIELD,
CLERK OF COURT POLK COUNTY
RECORDING FEES \$18.50
RECORDED BY shakcamp

Prepared by and return to:
Frederick J. Murphy, Jr.
Attorney at Law
BOSWELL & DUNLAP LLP
245 South Central Avenue
Bartow, FL 33830
863-533-7117
File Number: 165464
Will Call No.:

(2)

[Space Above This Line For Recording Data]

Quit Claim Deed

This Quit Claim Deed made this 27th day of September, 2016 between James C. Buchanan, a married man, and Carol Joann Walker, f/k/a Carol Joann Buchanan, a married woman whose post office addresses are 304 Medora Street, Auburndale, FL 33823, and Post Office Box 1153, Lake Alfred, FL 33850, grantor, and City of Lake Alfred, Florida, a municipal corporation whose post office address is 155 East Pomelo Street, Lake Alfred, FL 33850-2135, grantee:

(Whenever 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 corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quitclaim to the said grantee, and grantee's heirs and assigns forever, all the right, title, interest, claim and demand which grantor has in and to the following described land, situate, lying and being in Polk County, Florida to-wit:

That portion of Lot 8 of the Replat of Arbuthnot's Subdivision, Plat Book 26, Page 40, Public Records of Polk County, Florida, being described as follows:

COMMENCE at the northwest corner of said Lot 8 of Replat of Arbuthnot's Subdivision; thence South 03°11'14" East, along the easterly right-of-way line of Shinn Boulevard (U.S. 17/92, State Road 600, and former easterly railroad right-of-way line), 109.01 feet to the north line of a parcel recorded in Official Records Book 1739, Page 2012, aforesaid Public Records, and the POINT OF BEGINNING; thence South 89°59'54" East, 105.91 feet to the southeast corner of a parcel recorded in Official Records Book 1837, Page 2196, aforesaid Public Records; thence North 85°37'55" West, along the south line of said parcel, being parallel with the south line of aforesaid Lot 8, a distance of 106.67 feet to aforesaid easterly right-of-way line of Shinn Boulevard; thence South 03°11'14" East, along said line, 8.13 feet to the POINT OF BEGINNING.

Grantors do not reside on said lands or lands contiguous thereto.

To Have and to Hold, the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of the said grantee forever.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

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COMPOSITE EXHIBIT "A"

Signed, sealed and delivered in our presence:

Witness Name: Valerie Vaught

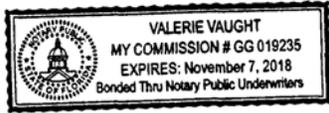
Witness Name: Mamie Drane

J. Buchanan (Seal)
James C. Buchanan

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 27th day of September, 2016 by James C. Buchanan, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Valerie Vaught
Notary Public

Printed Name: Valerie Vaught

My Commission Expires: 11/7/18

Valerie Vaught
Witness Name: Valerie Vaught

Witness Name: Mamie Drane

C. Joann Walker (Seal)
Carol Joann Walker

State of Florida
County of Polk

The foregoing instrument was acknowledged before me this 27th day of September, 2016 by Carol Joann Walker, f/k/a Carol Joann Buchanan, who is personally known or has produced a driver's license as identification.

[Notary Seal]



Mamie Drane
Notary Public

Printed Name: Mamie Drane

My Commission Expires: 1/27/20