



PORT ORANGE CITY COUNCIL AND THE
COMMUNITY REDEVELOPMENT AGENCY
FOR PORT ORANGE TOWN CENTER
SPECIAL MEETING AGENDA

COUNCIL CHAMBERS – 6:30 PM – CITY HALL
DECEMBER 14, 2021

A. OPENING

1. Roll Call

B. DISCUSSION/ACTION

2. Presentation of Purchase Offers for Properties at Riverwalk
3. Approval to convey the portion of Riverwalk Park property held in the name of the Community Redevelopment Agency for the Port Orange Town Center to the City of Port Orange

C. ADJOURNMENT

NOTICES – PURSUANT TO SECTION 286.0105 OF THE FLORIDA STATUTES, IF ANY PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER WITH RESPECT TO ANY MATTER CONSIDERED AT THIS PUBLIC MEETING OR HEARING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND THAT, FOR SUCH PURPOSE, SUCH PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. THE CITY DOES NOT PREPARE OR PROVIDE SUCH A RECORD.



FOR SPECIAL ACCOMMODATIONS, PLEASE NOTIFY THE CITY CLERK'S OFFICE (PHONE: 386-506-5563) AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE.



HELP FOR THE HEARING IMPAIRED IS AVAILABLE THROUGH THE ASSISTIVE LISTENING SYSTEM RECEIVERS CAN BE OBTAINED FROM THE CITY CLERKS' OFFICE.

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA), IF YOU ARE A PERSON WITH A DISABILITY WHO NEEDS AN ACCOMMODATION IN ORDER TO PARTICIPATE IN THIS PROCEEDING, YOU ARE ENTITLED, AT NO COST TO YOU, THE PROVISION OF CERTAIN ASSISTANCE. PLEASE CONTACT THE CITY CLERK FOR THE CITY OF PORT ORANGE, 1000 CITY CENTER CIRCLE, PORT ORANGE, FLORIDA 32129, TELEPHONE NUMBER 386-506-5563, CITYCLERK@PORT-ORANGE.ORG, AS FAR IN ADVANCE AS POSSIBLE, BUT PREFERABLY WITHIN 2 WORKING DAYS OF YOUR RECEIPT OF THIS NOTICE OR 5 DAYS PRIOR TO THE MEETING OR HEARING DATE. IF YOU ARE HEARING OR VOICE IMPAIRED, CONTACT THE RELAY OPERATOR AT 7-1-1 or 1-800-955-8771.

UPON REQUEST BY A QUALIFIED INDIVIDUAL WITH A DISABILITY, THIS DOCUMENT WILL BE MADE AVAILABLE IN AN ALTERNATE FORMAT. IF YOU NEED TO REQUEST THIS DOCUMENT IN AN ALTERNATE FORMAT, PLEASE CONTACT THE CITY CLERK WHOSE CONTACT INFORMATION IS PROVIDED ABOVE.



CITY COUNCIL AGENDA ITEM

COUNCIL MEETING DATE 12/14/2021

SUBJECT: (B2) Presentation of Purchase Offers for Properties at Riverwalk

DEPARTMENT: Community Development

GOAL: 3 - Quality of Life 4 - Economic Development 5 - Fiscal Sustainability

RECOMMENDED MOTION: Rank proposals and direct Staff to begin working on a purchase agreement with the top-rated group.

SUMMARY: Since August 2021, the City's Broker, Colliers International Florida, LLC (Colliers), has actively marketed the approximately 10 acres of land in the Riverwalk area and adjacent additional properties located along Ridgewood Avenue owned by the City and the Town Center CRA. This effort resulted in seven offers. One of them eventually dropped, leaving 6 offers from highly qualified developers. The six offers are listed alphabetically as follows:

1. BLD Group, LLC - www.bldgroup.com/
2. Bristol Development Group - www.bristoldevelopment.com/
3. Falcone & Associates, LLC - www.falconegroup.info/
4. Harbour Retail Partners - www.harbourretailpartners.com/
5. Landmark Companies - www.landmarkcompanies.us/about/
6. The Cornerstone Group - www.theapartmentcorner.com/

Each group will be provided time to present their purchase offer and development proposal for the Riverwalk area properties to the Council and CRA. It is expected that after the presentations, the Council and CRA will rank the proposals and direct Staff to begin working on a purchase agreement with the top-rated group. A purchase agreement could tentatively come back before Council and the CRA for consideration in early Spring 2022.

Ken Krasnow and David Calcanis of Colliers International Florida, LLC., will be at the December 14 meeting to answer questions from the Council and CRA and facilitate the presentations and ranking process.

Attachments include those provided on December 7th. Any updates will be provided when received.

PRESENTER: Tim Burman

ATTACHMENTS:

1.	Exhibit A - Offer Matrix	Exhibit A - Offer Matrix Revised 12-13-21.pdf
2.	Exhibit B - Purchase Offer Comparison	Exhibit B - Purchase Offer Comparison.pdf

Robin FenwickCreated -

EXHIBIT A - OFFER MATRIX

UPDATED BEST AND FINAL OFFER - DECEMBER 13, 2021 						
CITY AND CRA PROPERTY WITHIN THE RIVERWALK DISTRICT Print Date: December 13, 2021 12:00PM EST						
PURCHASER	+/- 10 ACRE PURCHASE PRICE PARCEL A	+/- 1.40 ACRE PURCHASE PRICE PARCEL B (DAVES)	+/- 0.84 ACRE PURCHASE PRICE PARCEL C (ARTHAUS)	CURRENT TOTAL PURCHASE PRICE	PRICE PER TOTAL GROSS ACRE	PROPOSED DEVELOPMENT PROJECT DECEMBER 13, 2021
BLD Group, LLC	\$8,750,000	N/A	\$500,000	\$9,250,000	\$853,321	- MULTI-FAMILY: 320 DWELLING UNITS - COMMERCIAL/RETAIL: +/- 30,000 SQUARE-FEET
Bristol Development Group	\$7,500,000	\$500,000	\$250,000	\$8,250,000	\$674,020	- MULTI-FAMILY: 252 to 286 DWELLING UNITS - COMMERCIAL/RETAIL: +/- 25,000 to +/- 28,000 SQUARE-FEET
Falcone & Associates, LLC	\$8,000,000	N/A	\$300,000	\$8,300,000	\$765,683	- MULTI-FAMILY: 245 DWELLING UNITS - COMMERCIAL/RETAIL: +/- 34,450 SQUARE-FEET INCLUDES PARCELS NOT OWNED BY CITY OR CRA
Harbour Retail Partners	\$8,500,000	N/A	\$500,000	\$9,000,000	\$830,258	- MULTI-FAMILY: 249 DWELLING UNITS - COMMERCIAL/RETAIL: +/- 75,000 SQUARE-FEET INCLUDES PARCELS NOT OWNED BY CITY OR CRA
Landmark Companies	\$9,000,000	\$650,000	\$100,000	\$9,750,000	\$796,569	- MULTI-FAMILY: 320 DWELLING UNITS - COMMERCIAL/RETAIL: +/- 20,000 SQUARE-FEET INCLUDES PARCELS NOT OWNED BY CITY OR CRA
The Cornerstone Group	\$10,475,000	\$475,000	\$550,000	\$11,500,000	\$939,542	- MULTI-FAMILY: 240 DWELLING UNITS - COMMERCIAL/RETAIL: +/- 35,000 SQUARE-FEET INCLUDES PARCELS NOT OWNED BY CITY OR CRA

EXHIBIT “B” – Purchase Offer Comparison (as of December 13, 2021)

Click on the links below to view the Purchase Offer Comparison files:

- **BLD Group, LLC**
 - Latest DRAFT Concept Plan: [CLICK HERE](#)
 - Purchase Offer Comparison: [CLICK HERE](#)

- **Bristol Development Group**
 - Latest DRAFT Concept Plan: [CLICK HERE](#)
 - Purchase Offer Comparison: [CLICK HERE](#)

- **Falcone & Associates, LLC**
 - Latest DRAFT Concept Plan: [CLICK HERE](#)
 - Purchase Offer Comparison: [CLICK HERE](#)

- **Harbour Retail Partners**
 - Latest DRAFT Concept Plan: [CLICK HERE](#)
 - Purchase Offer Comparison: [CLICK HERE](#)

- **Landmark Companies**
 - Latest DRAFT Concept Plan: [CLICK HERE](#)
 - Purchase Offer Comparison: [CLICK HERE](#)

- **The Cornerstone Group**
 - Latest DRAFT Concept Plan: [CLICK HERE](#)
 - Purchase Offer Comparison: [CLICK HERE](#)



CITY COUNCIL AGENDA ITEM

COUNCIL MEETING DATE 12/14/2021

SUBJECT: (B3) Approval to convey the portion of Riverwalk Park property held in the name of the Community Redevelopment Agency for the Port Orange Town Center to the City of Port Orange

DEPARTMENT: City Attorney

GOAL: 4 - Economic Development

RECOMMENDED MOTION: Move to approve the conveyance of the portion of Riverwalk Park property held in the name of the Community Redevelopment Agency for the Port Orange Town Center to the City of Port Orange.

SUMMARY: The Riverwalk Park is made up of several parcels that were purchased at different times throughout the years. In the course of reviewing old files and working on the potential sale of the southern city-owned Riverwalk properties, it was discovered that ownership of a portion of the park property remains in the name of the Port Orange Town Center Community Redevelopment Agency ("CRA"). The two properties informally referred to as the Hoffmeister/Wilson properties were purchased by the city in two separate transactions. The Wilson property was conveyed to the city in 1999 and the Hoffmeister property was conveyed to the city in 2001 (collectively "Hoffmeister/Wilson"). Subsequently, the city conveyed several parcels into the name of the CRA and the Hoffmeister/Wilson properties were included in that conveyance.

All of the other parcels that comprise Riverwalk Park property are owned by the city. Over time, the multiple properties that make up the park property have now been consolidated into two parcels with the county, each of which should be wholly owned by the city rather than the city and the CRA now that the property has been developed as a park. The City Attorney's Office has prepared a quit-claim deed to return the Hoffmeister/Wilson properties back to the name of the city. For consistency and accuracy of the records, staff recommends approval of conveying the properties back to the name of the city.

PRESENTER: Matthew Jones

ATTACHMENTS:

1.	CRA to City Quitclaim deed	Hoffmeister Wilson Quitclaim deed (on1214 agenda).pdf
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2.	City to CRA deed ORB 4786 - 1796	Hoffmeister Wilson City to CRA Deed.pdf
3.	Hoffmeister to City deed ORB 4729 - 4104	Hoffmeister Deed ORB 4729 4104.pdf
4.	Wilson to City deed ORB 4506 - 1869	Wilson deed to City.pdf

Robin Fenwick

Created -

Prepared by:
Shannon K. Balmer,
Assistant City Attorney
City of Port Orange
1000 City Center Circle
Port Orange, Florida 32129

A portion of Parcel No. **6303-10-01-0011**
Formerly Parcel Nos. 5334-09-00-0020
& 5334-09-00-0021

Quit-Claim Deed

This Indenture, made this _____ day of _____, 2021, between **COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER**, a public body corporate and politic established pursuant to Section 163.356, Florida Statutes, located in Volusia County, Florida, mailing address: 1000 City Center Circle, Port Orange FL 32129, (hereinafter referred to as Grantor), and **CITY OF PORT ORANGE, FLORIDA**, a chartered municipal corporation, located in Volusia County, Florida, mailing address: 1000 City Center Circle, Port Orange FL 32129 (hereinafter referred to as "Grantee").

Witnesseth: That the 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 the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the said Grantee, its successor and assigns forever, all the right, title, interest, claim and demand which Grantor has in and to the following described piece or parcel of land, situate, lying and being in the County of Volusia, State of Florida:

Lot 2, except part in street right-of-way, Mary Routh Smith Subdivision at Port Orange, Florida, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida, together with any and all riparian rights appertaining thereto; LESS AND EXCEPT the following described property: That portion of the Southerly 50 feet of Lot 2, as measured along the West line of said Lot 2 as lies Easterly of the Westerly 260 feet thereof, Mary Routh Smith Subdivision at Port Orange, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida.

AND

Lot 2, except part in street right-of-way, Mary Routh Smith Subdivision at Port Orange, Florida, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida, together with any and all riparian rights appertaining thereto; LESS AND EXCEPT the following described property: That portion of the Southerly 50 feet of Lot 2, as measured along the West line of said Lot 2 as lies Easterly of the Westerly 260 feet thereof, Mary Routh Smith Subdivision

at Port Orange, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida.

Said property interest described herein having been previously conveyed to the City of Port Orange, FL by Warranty Deeds as recorded in Official Records Book 4506, Page 1869 and Official Records Book 4729, Page 4104, both in the Public Records of Volusia County, Florida.

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 Grantor, either in law or in equity to the only proper use, benefit and behoof of Grantee forever.

**[REMAINDER OF THIS PAGE LEFT BLANK INTENTIONALLY
– SIGNATURES TO FOLLOW ON NEXT PAGE]**

[illegible]

In Witness Whereof, Grantor has hereunto caused this Quit-Claim Deed to be executed under seal and on its behalf the day and year first above written.

WITNESSES:

**COMMUNITY REDEVELOPMENT AGENCY
FOR PORT ORANGE TOWN CENTER**
a public body corporate and politic

Name: _____

By: _____
Stan Schmidt, Chairman

Name: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of **[XX]** physical presence or [] online notarization this _____ day of _____, 2021, by Stan Schmidt as Chairman, of the **COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER** a public body corporate and politic, who acknowledges that he is duly authorized to execute the foregoing agreement on behalf of said agency. He is personally known to me.

Notary Public, State of Florida at Large
Printed name of Notary, Commission, Seal & Expiration Date:

WITNESSES:

Name: _____

Attest: _____
Robin L, Fenwick
City Clerk, MMC

Name: _____

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of **[XX]** physical presence or [] online notarization this _____ day of _____, 2020, by Robin L. Fenwick, as City Clerk, of the City of Port Orange, Florida, a chartered municipal corporation, who acknowledge that she is duly authorized to execute the foregoing agreement on behalf of the city. She is personally known to me.

Notary Public, State of Florida at Large
Printed name of Notary, Commission, Seal & Expiration Date:

12/12/2001 07:52
Doc stamps 0.70
(Transfer Amt \$ 10)
Instrument # 2001-265335
Book: 4786
Page: 1796

Prepared by and Return to:
Linda D Johnson CLA
Paralegal for City Attorney
1000 City Center Circle
Port Orange FL 32129



Grantee FEI # [REDACTED]

Parcel No. 5334-09-00-0020
5334-09-00-0021
6303-11-02-0072
6303-11-02-0073
6303-16-00-0020
6303-11-02-0052

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Warranty Deed

This Indenture, made this 7th day of December, A.D. 2001, between **CITY OF PORT ORANGE, FLORIDA, a Florida municipal corporation**, of the County of Volusia in the State of Florida, post office address: 1000 City Center Circle, Port Orange, FL 32129, Grantor; and,

COMMUNITY REDEVELOPMENT AGENCY FOR PORT ORANGE TOWN CENTER, mailing address: 1000 City Center Circle, Port Orange, FL 32129, a public body corporate and politic established pursuant to Section 163.356, Florida Statutes, located in the County of Volusia, State of Florida, Grantee,

Witnesseth: That the 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 the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successor and assigns forever, the following described land, to wit:

See **Exhibit "A"** attached hereto and made a part hereof.

SUBJECT to restrictions, reservations and easements of record, if any, the mention of which herein shall not serve to reimpose the same.

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

In Witness Whereof, Grantor has hereunto has caused this Warranty Deed to be executed under seal and on its behalf the day and year first above written.

Signed, sealed and delivered in our presence:

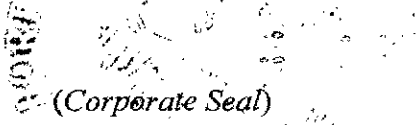
CITY OF PORT ORANGE, FLORIDA
a Florida municipal corporation

Margaret T. Roberts
Printed Witness Name:
Margaret T. Roberts
Rebecca L. Groom
Printed Witness Name:
Rebecca L. Groom

By: Dorothy L. Hukill
Dorothy L. Hukill, Mayor

Margaret T. Roberts
Printed Witness Name:
Margaret T. Roberts
Rebecca L. Groom
Printed Witness Name:
Rebecca L. Groom

Attest: Kenneth W. Parker
Kenneth W. Parker, City Manager



STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing Warranty Deed was acknowledged before me this 7th day of December, 2001 by Dorothy L. Hukill and Kenneth W. Parker, the Mayor and City Manager respectively, for the Grantor, CITY OF PORT ORANGE, FLORIDA, a municipal corporation, and they are: ☒ personally known to me, or ☐ provided identification _____.

Rebecca L. Groom
Notary Public, State of Florida
Printed Name, Commission and Term Expiration Date



Rebecca L. Groom
MY COMMISSION # CC958783 EXPIRES
August 6, 2004
BONDED THRU TROY FAIR INSURANCE, INC.

Parcel No. 5334-09-00-0020
3351 Ridgewood

Lot 2, except part in street right-of-way, Mary Routh Smith Subdivision at Port Orange, Florida, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida, together with any and all riparian rights appertaining thereto; LESS AND EXCEPT the following described property: That portion of the Southerly 50 feet of Lot 2, as measured along the West line of said Lot 2, as lies Easterly of the Westerly 260 feet thereof, Mary Routh Smith Subdivision at Port Orange, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida.

Parcel No. 5334-09-00-0021
3361 Ridgewood

The Southerly 50 feet of Lot 2 as measured along the West line of said Lot 2, excepting the Westerly 260 feet thereof, MARY ROUTH SMITH SUBDIVISION, as per map thereof recorded in Map Book 6, Page 53, of the Public Records of Volusia County, Florida. Together with riparian rights which may appertain to the above captioned premises.

Together with a right-of-way or easement over the Southerly 18 feet of the Westerly 260 feet of said Lot 2, MARY ROUTH SMITH SUBDIVISION, as per map recorded in Map Book 6, Page 53, of the Public Records of Volusia County, Florida. Said easement being for the purpose of egress and ingress to the above described property.

Parcel Nos. 6303-11-02-0072 and 0073
114/110 Herbert Street

That part of Lots 7 and 8, Block "B," WILSON'S MAP OF PORT ORANGE, according to the map thereof recorded in Map Book 1, Page 154, Public Records of Volusia County, Florida, described as follows: Beginning at a point on the South side of Herbert Street, said point being 190 feet Easterly from the East side of Ridgewood Avenue; thence Southerly across said Lots 7 and 8, parallel with the East line of Ridgewood Avenue to the South line of said Lot 7; thence Easterly along the South line of Lot 7, 51 feet; thence Northerly parallel with the East line of Ridgewood Avenue to the South line of Herbert Street; thence Westerly along the South line of Herbert Street, 51 feet to the Point of Beginning.

AND

The East 50 feet of the West 190 feet of Lots 7 and 8, Block "B," WILSON'S MAP OF PORT ORANGE, according to the map recorded thereof in Map Book 1, Page 154, Public Records of Volusia County, Florida.

Parcel No. 6303-16-00-0020
3786 Halifax Drive

Commencing at a point 275 feet from the Southwest corner of Lot 9, Block 1, of William Cannon's Subdivision of a part of United States Lot 2 in Section 3, Township 16 South, Range 33 East, per map recorded in the Office of the Clerk of the Circuit Court of Volusia County, Florida, aforesaid, running thence Northerly on a line parallel with the street on the West side of aforesaid Lot 9, a distance of 66 feet, thence Easterly on a line parallel with Herbert Street and also parallel with the Southern boundary of the aforesaid Lot, to the bank of the Halifax River; thence Southerly following the meandering of the West bank of said river a distance of 66 feet, more or less, to the North side of said Herbert Street, thence Westerly along the North side of said Herbert Street a distance of 225 feet, more or less, to the Point of Beginning, excepting therefrom any portion of Herbert Street as same is now established, laid out and used, and together with any and all riparian rights appertaining thereto.

Parcel No. 6303-11-02-0052
3858 Halifax Drive

The East ½ and Riparian Rights of Lot 5, Block "B," WILSON'S PORT ORANGE, according to the plat thereof recorded in Map Book 1, Page 154, Public Records of Volusia County, Florida.

08/15/2001 15:35
Doc stamps 1190.00
(Transfer Amt \$ 170000)
Instrument # 2001-172176
Book: 4729
Page: 4104
Diane M. Matousek
Volusia County, Clerk of Court

Prepared by and return to:
Berrien Becks, Sr.

Berrien Becks, Sr. P. A.
P. O. Drawer 2140
Daytona Beach, FL 32115

File Number: 98-3060

Grantee S.S. No.
Parcel Identification No. 6334-09-00-0020

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Warranty Deed

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

This Indenture made this 7th day of August 2001 between Harriet E. Hoffmeister, a/k/a Harriet Kathryn Hoffmeister, a single woman, Individually and as Trustee under Trust dated May 14, 1996, whose post office address is 3351 Ridgewood Avenue, Port Orange, of the County of Volusia, State of Florida, 32119, grantor*, and City of Port Orange, Florida, a Florida municipal corporation whose post office address is 1000 City Center Circle, Port Orange, of the County of Volusia, State of Florida, 32119, 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 Volusia County, Florida, to-wit:

Lot 2, except part in street right-of-way, Mary Routh Smith Subdivision at Port Orange, Florida, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida, together with any and all riparian rights appertaining thereto; LESS AND EXCEPT the following described property: That portion of the Southerly 50 feet of Lot 2, as measured along the West line of said Lot 2 as lies Easterly of the Westerly 260 feet thereof, Mary Routh Smith Subdivision at Port Orange, according to the map or plat thereof as recorded in Plat Book 6, Page 53, Public Records of Volusia County, Florida.

Subject to restrictions, reservations and easements of record, if any, any mention of which herein shall not serve to reimpose the same.

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

* "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.

Signed, sealed and delivered in our presence:

Donna L. Schiess
Witness Name: DONNA L. SCHIESS

Jane W. Shinn
Witness Name: JANE W. SHINN

Harriet E. Hoffmeister
Harriet E. Hoffmeister

State of North Carolina
County of JACKSON

The foregoing instrument was acknowledged before me this 7th day of August, 2001 by Harriet E. Hoffmeister, a/k/a Harriet Kathryn Hoffmeister, a single woman, individually and as Trustee under Trust dated May 14, 1996, who ☐ is personally known or ☒ has produced a driver's license as identification.

[Notary Seal]

JoAnne C Parris
Notary Public

Printed Name: JoAnne C Parris

My Commission Expires: June 7, 2003

This Warranty Deed

12/22/1999 11:35
Doc stamps 826.00
(Transfer Amt \$ 118000)
Instrument # 1999-248371
Book: 4506
Page: 1869

Made this 20th day of December A.D. 19 99
by Eva G. Wilson, a single person

hereinafter called the grantor, to
City of Port Orange, a Florida Municipal
Corporation

whose post office address is:
1000 City Center Circle
Port Orange, Florida 32119

hereinafter called the grantee:

(Whenever used herein the term "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)

Witnesseth, that the grantor, for and in consideration of the sum of \$ 10.00
and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Volusia

County, Florida, viz:

See Schedule A attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements of record,

Parcel Identification Number: 5334-09-00-0021

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 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 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.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Name: [Signature]
Witness: JARA E. HARDESTY

Name & Address: Eva G. Wilson LS

Name: [Signature]
Witness: DENISE E. GROODY

Name & Address: _____ LS

Name: _____

Name & Address: _____ LS

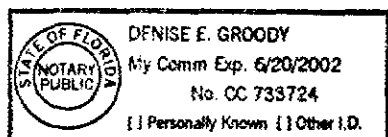
Name: _____

Name & Address: _____ LS

State of Florida
County of Volusia

The foregoing instrument was acknowledged before me this 20th day of December, 19 99,
by Eva G. Wilson, a single person

who is personally known to me or who has produced driver's license as identification.



[Signature]
Notary Public
Print Name: _____
My Commission Expires: _____

PREPARED BY: Denise E. Groody
RECORD & RETURN TO:
Columbia Title Research Corporation
200 Forest Lake Blvd. Suite 1
Daytona Beach, Florida 32119
File No: 99-4516

Schedule A

The Southerly 50 feet of Lot 2 as measured along the West line of said Lot 2, excepting the Westerly 260 feet thereof, MARY ROUTH SMITH SUBDIVISION, as per map thereof recorded in Map Book 6, Page 53, of the Public Records of Volusia County, Florida. Together with riparian rights which may appertain to the above captioned premises.

Together with a right-of-way or easement over the Southerly 18 feet of the Westerly 260 feet of said Lot 2, MARY ROUTH SMITH SUBDIVISION, as per map recorded in Map Book 6, Page 53, of the Public Records of Volusia County, Florida. Said easement being for the purpose of egress and ingress to the above described property.