

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

**Blue Sheet No. 20061625**

**1. ACTION REQUESTED/PURPOSE:** Accept Quit-Claim Deed for Parcel 106 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. WHAT ACTION ACCOMPLISHES:** Acquisition of right-of-way via Quit-Claim Deed from benefited property owner.

**3. MANAGEMENT RECOMMENDATION:** Approve.

**4. Departmental Category:** 6 CCC **5. Meeting Date:** JAN 09 2007

<b>6. Agenda:</b> X <u>Consent</u> <u>Administrative</u> <u>Appeals</u> <u>Public</u> <u>Walk-On</u>	<b>7. Requirement/Purpose: (specify)</b>		<b>8. Request Initiated:</b>
	X <u>Statute</u>	<u>125</u>	<b>Commissioner</b> _____
	<u>Ordinance</u>	_____	<b>Department</b> <u>Independent</u>
	<u>Admin. Code</u>	_____	<b>Division</b> <u>County Lands</u>
	X <u>Resolution</u>	<u>05-08-54</u>	<b>By:</b> <u>Karen Forsyth, Director</u>

**9. 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 have 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 106 Theodore G. Reynolds and Elizabeth E. Reynolds, husband and wife

There remains approximately 24 more properties to be acquired for this project.

Funds are available in Account Number: 80505910400  
Staff Recommends Board approve the Requested Motion.  
ATTACHMENTS: Copy of Quit Claim Deed, In-House Title Search, GIS Location Map

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
<u>[Signature]</u>			<u>[Signature]</u>	<u>[Signature]</u> 12-7-06	Analyst <u>[Signature]</u> 12/13/06	Risk <u>[Signature]</u> 12/13	Grants <u>[Signature]</u> 12/13/06	Mgr. <u>[Signature]</u> 12/13/06	<u>[Signature]</u> 12-14-06

**11. Commission Action:**  
 Approved  
 Deferred  
 Denied  
 Other

RECEIVED BY  
COUNTY ADMIN:  
12/18/06 8am mp.  
  
COUNTY ADMIN  
FORWARDED TO:  
12/14 4:00  
PR

Rec. by CoAtty  
Date: 12/14/06  
Time: 11:10AM  
Forwarded to:  
Admin.  
12/17/06 11:36 am

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.: 12-44-25-00-00008.001B  
Parcel: 106

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

QUIT-CLAIM DEED

THIS Quit-Claim Deed, Executed this 12/1/06 day of \_\_\_\_\_, 2006, by **Theodore G. Reynolds and Elizabeth E. Reynolds, husband and wife**, whose address is 11640 Homestead Lane, 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:

Joan Lawrence  
1<sup>st</sup> Witness Signature

Theodore G. Reynolds  
Theodore G. Reynolds

Julie Lawrence  
Printed Name of 1<sup>st</sup> Witness

Victoria Anne Houle  
2<sup>nd</sup> Witness Signature

Victoria Anne Houle  
Printed Name of 2<sup>nd</sup> Witness

Joan Lawrence  
1<sup>st</sup> Witness Signature

Elizabeth E. Reynolds  
Elizabeth E. Reynolds

Julie Lawrence  
Printed Name of 1<sup>st</sup> Witness

Victoria Anne Houle  
2<sup>nd</sup> Witness Signature

Victoria Anne Houle  
Printed Name of 2<sup>nd</sup> Witness

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 1 day of 12, 2006, by Theodore G. Reynolds, who is personally known to me or who has produced DRIVER LICENSE as identification.  
(type of identification)

Milam Ross Webb  
Signature of Notary Public

Notary Seal



Milam Ross Webb  
MY COMMISSION # DD237530 EXPIRES  
October 24, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires:

STATE OF FL

COUNTY OF Lee

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 2006, by Elizabeth E. Reynolds, who is personally known to me or who has produced \_\_\_\_\_ as identification.  
(type of identification)

Milam Ross Webb  
Signature of Notary Public

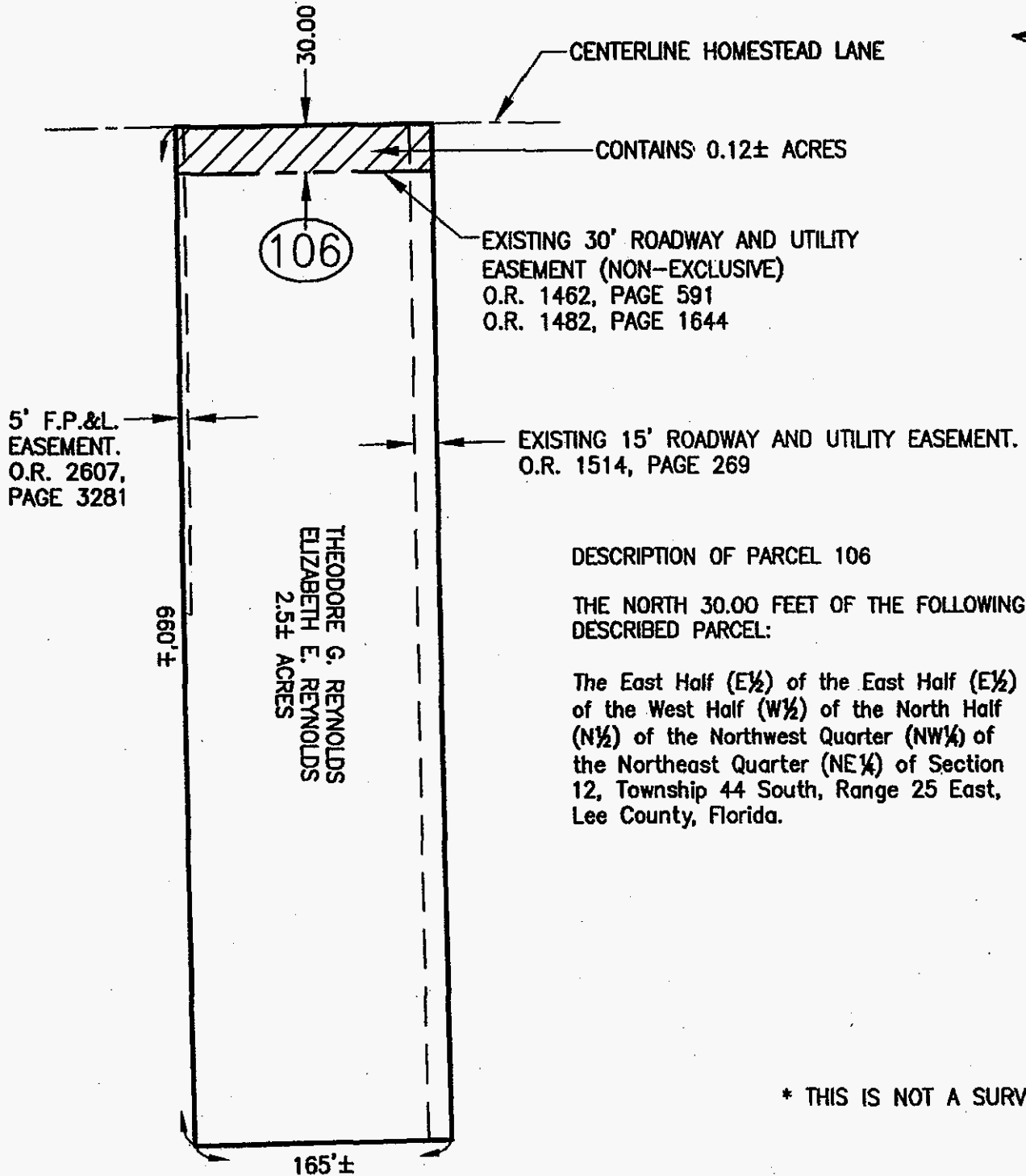
Notary Seal



Milam Ross Webb  
MY COMMISSION # DD237530 EXPIRES  
October 24, 2007  
BONDED THRU TROY FAIN INSURANCE, INC.

My Commission Expires:  
FL  
Lee

# Exhibit "A"



### DESCRIPTION OF PARCEL 106

THE NORTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL:

The East Half ( $E\frac{1}{2}$ ) of the East Half ( $E\frac{1}{2}$ ) of the West Half ( $W\frac{1}{2}$ ) of the North Half ( $N\frac{1}{2}$ ) of the Northwest Quarter ( $NW\frac{1}{4}$ ) of the Northeast Quarter ( $NE\frac{1}{4}$ ) of Section 12, Township 44 South, Range 25 East, Lee County, Florida.

\* THIS IS NOT A SURVEY \*

O.R. INDICATES OFFICIAL RECORD BOOK  
F.P.&L. INDICATES FLORIDA POWER & LIGHT COMPANY

*Ronald Kerfoot*  
RONALD KERFOOT 6/23/06  
PROFESSIONAL LAND SURVEYOR #2994  
REVISED 06-22-06

**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 106

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. 12-44-25-00-00008.001B

Date: February 15, 2006

Parcel:

Project: Homestead Lane MSBU 5059

To: Michele S. McNeill, SRWA  
Property Acquisition AgentFrom: Bill Abramovich *B.A.*  
Real Estate Title Examiner

STRAP: 12-44-25-00-00008.001B

Effective Date: January 9, 2006, at 5:00 p.m.

*No charges as of  
11/28/06***Subject Property:** The East Half (E ½) of the East Half (E ½) of the West Half (W ½) of the North Half (N ½) of the Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 12, Township 44 South, Range 25 East, Lee County, Florida.

Title to the subject property is vested in the following:

***Theodore G. Reynolds and Elizabeth E. Reynolds, husband and wife***

By that certain instrument dated October 21, 1996, recorded October 22, 1996, in Official Record Book 2756, Page 1405, Public Records of Lee County, Florida.

**Easements:**

1. Reservation for sub-surface minerals recorded in Official Record Book 615, Page 133, Public Records of Lee County, Florida.
2. 250 foot wide Florida Power & Light Easement along West line in Official Record Book 702, Page 819, Public Records of Lee County, Florida.
3. 10 foot wide Florida Power & Light Easement along East line recorded in Official Record Book 1341, Page 900, Public Records of Lee County, Florida.
4. Roadway Easement over North 30 feet recorded in Official Record Book 1462, Page 591, Public Records of Lee County, Florida.
5. Roadway Easement over North 30 feet recorded in Official Record Book 1482, Page 1642, Public Records of Lee County, Florida.
6. Roadway Easement over East 15 feet recorded in Official Book 1514, Page 269, Public Records of Lee County, Florida.
7. Florida Power & Light Easement along West line recorded in Official Record Book 2607, Page 3209, Public Records of Lee County, Florida.

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

Search No. 12-44-25-00-00008.001B

Date: February 15, 2006

Parcel:

Project: Homestead Lane MSBU 5059

8. 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 (1): Mortgage executed by Theodore G. Reynolds and Elizabeth E. Reynolds, husband and wife in favor of "MERS" Mortgage Electronic Registration Systems Inc, dated March 22, 2004, recorded March 26, 2004, in Official Record Book 4239, Page 2764, Public Records of Lee County, Florida.

NOTE (2): Mortgage executed by Theodore G. Reynolds and Elizabeth W. Reynolds, who took title as Elizabeth E. Reynolds, husband and wife, in favor of Citibank Federal Savings Bank, dated December 11, 2004, recorded January 31, 2005, in Official Record Book 4573, Page 2364, Public Records of Lee County, Florida.

NOTE (3): Judgment against an Elizabeth J. Reynolds recorded October 4, 2002, in Official Record Book 3743, Page 280, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

NOTE (4): Judgment against an Elizabeth J. Reynolds recorded November 25, 2002, in Official Record Book 3784, Page 3499, Public Records of Lee County, Florida. This must be addressed and resolved by the Title Company or Attorney that handles the transfer to the County.

**Tax Status:** Taxes paid.

*(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.**



Address **Homestead Ln**  
**Fort Myers, FL 33905**

LOCATION MAP

