

Lee County Board Of County Commissioners

Blue Sheet No. 20061524

Agenda Item Summary

1. **ACTION REQUESTED/PURPOSE:** Accept Warranty Deed for acquisition of Parcel 211, Ortiz Avenue Project 4072, from TG One-Florida, L.L.C., a Wisconsin limited liability company; authorize the Division of County Lands to handle and accept all documentation necessary to complete the transaction.

2. **WHAT ACTION ACCOMPLISHES:** The acquisition of property for the Ortiz Avenue widening project.

3. **MANAGEMENT RECOMMENDATION:** Approve.

4. **Departmental Category:** 6

CLB

5. **Meeting Date:** DEC 12 2006

6. **Agenda:**

- Consent
- Administrative
- Appeals
- Public
- Walk-On

7. **Requirement/Purpose:** (specify)

- Statute 125
- Ordinance
- Admin. Code
- Other

8. **Request Initiated:**

Commissioner _____
 Department Independent
 Division County Lands
 By: Karen L.W. Forsyth, Director

[Handwritten signature]

9. **Background:**

The subject property is being conveyed to Lee County, in accordance with the terms and conditions of City Ordinance No. 2467 and the respective Annexation Agreements, for the widening of Ortiz Avenue.

Negotiated for: The Department of Transportation

Interest to Acquire: Fee simple interest (±2,300 sq. ft.) from an improved commercial property.

Property Details:

Owner: TG One-Florida, L.L.C., a Wisconsin limited liability company
Address: 1945 Ortiz Avenue, Fort Myers
STRAP No.: A portion of 16-44-24-P3-00100.001A

Purchase Details: Property is being conveyed at no cost to Lee County

Closing Costs: Estimated to be \$500

Staff Recommendation: Staff recommends the Board approve the Action Requested.

Account: 20407218823.506110

Attachments: Ordinance/Annexation Agreements, Warranty Deed (copy), Location Map, Title Data

10. **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>Robert Jackson</i> 11-22-06	<i>[Signature]</i> 11-28-06	<i>[Signature]</i> 11-28-06	<i>[Signature]</i> 11-28-06	<i>[Signature]</i> 11-28-06	<i>[Signature]</i> 11-28-06

11. **Commission Action:**

- Approved
- Deferred
- Denied
- Other

REC'D
 by CO. ATTY.
 11/22/06
 1:05 pm
 CO. ATTY.
 FORWARDED TO:
 Admin.
 11/22/06 3pm

RECEIVED BY
 COUNTY ADMIN:
 11-22-06 4:15 mp.
 COUNTY ADMIN
 FORWARDED TO:
 PR 11/28/06
 @ 2:30

This Instrument Prepared by:
County Lands Division
Post Office Box 398
Fort Myers, Florida 33902-0398
Project: Ortiz Avenue Widening, No. 4072
STRAP Number: 16-44-24-P3-00100.001A (Part of)
Parcel No. 211/Annexation ROW

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

This Space for Recording

**WARRANTY DEED
(Statutory)**

THIS INDENTURE, Made this 11 day of October, 2006, between **TG ONE-FLORIDA, L.L.C.**, a Wisconsin limited liability company whose address is P. O. Box 447, Wisconsin Dells, WI 53965, GRANTOR, and **LEE COUNTY**, a political subdivision of the State of Florida whose address is P.O. Box 398, Ft. Myers, Florida, 33902-0398, GRANTEE;

WITNESSETH, That the GRANTOR, for and in consideration of the sum of \$10.00 Dollars, to them in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the GRANTEE, their heirs and assigns forever, the following described land:

The West 10' of Lot 1 of High Cotton Industrial Park, a subdivision according to the plat thereof recorded in Plat Book 34, Page 2, Public Records of Lee County, Florida.

The GRANTOR does hereby fully warrant the title to the land, and will defend the title against the lawful claims of all persons.

The property described herein does not constitute the homestead property of the GRANTOR, nor is it contiguous to the homestead property of the GRANTOR.

IN WITNESS WHEREOF, The GRANTOR has hereunto set their hands and seals on the date set forth above.

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

Timothy S. Farmer
1st Witness Signature

Timothy S. Farmer
Printed Name of 1st Witness

Danielle M. Fredrick
2nd Witness Signature

Danielle M. Fredrick
Printed Name of 2nd Witness

TG ONE-FLORIDA, L.L.C., a Wisconsin limited liability company

BY: J. Thomas Gussel
J. Thomas Gussel
(Print Name and Title) President

No CORPORATE SEAL

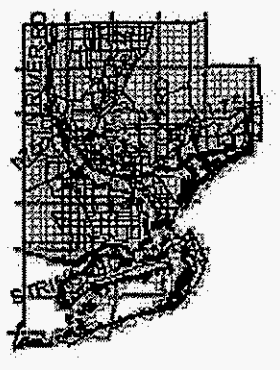
STATE OF Wisconsin
COUNTY OF Sauk

The foregoing instrument was acknowledged before me this 11 day of October, 2006, by J. Thomas Gussel of TG One-Florida, L.L.C., a Wisconsin limited liability company, on behalf (name of officer or agent, title of officer or agent) of the company. He/~~She~~ is personally known to me or has produced _____ as identification. (type of identification)

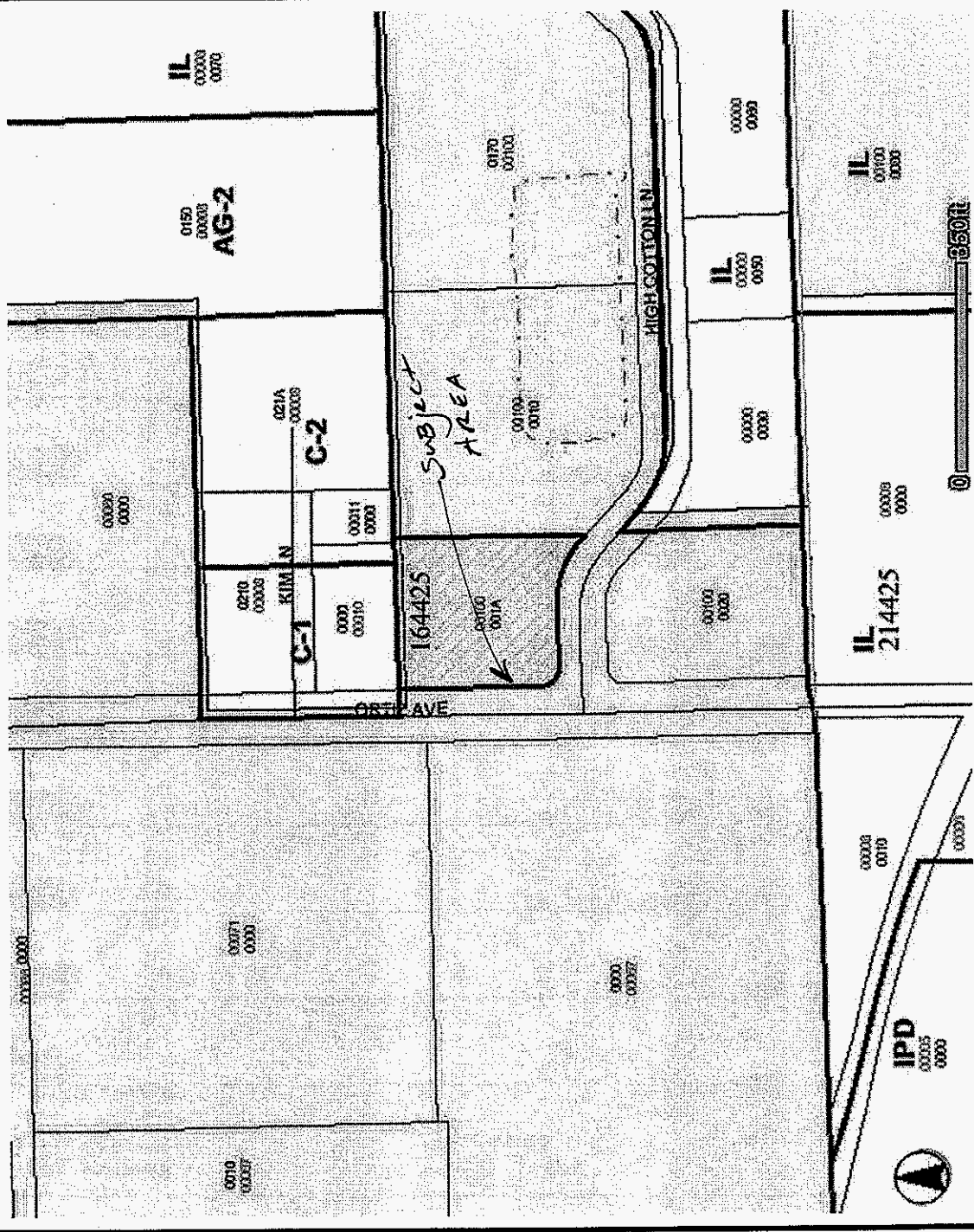


Joan C. Dixon
(Signature of Notary Public)
Joan C. Dixon
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

Ortiz Avenue - Parcel 211



- Legend**
- Selected Features
 - Block
 - Lot
 - Parcels
 - Parcel Hooks
 - Hydro Features
 - Road Center Line
 - Township Range Lines
 - Township Range Labels
 - Section Lines
 - Zoning - County
 - City Limits
 - Barra Springs
 - Cape Coral
 - Fort Myers
 - Saritzel
 - Town of Fort Myers Beach



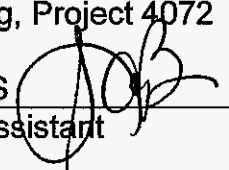
Division of County Lands**Updated Ownership and Easement Search**

Search No. 16-44-24-P3-00100.001A

Date: March 7, 2006

Parcel: 211

Project: Ortiz Avenue Widening, Project 4072

To: J. Keith Gomez
Property Acquisition AgentFrom: Shelia A. Bedwell, CLS
Property Acquisition Assistant 

STRAP: 16-44-24-P3-00100.001A

Effective Date: March 2, 2006, at 5:00 p.m.

Subject Property: The West 250 feet of Lot 1 of HIGH COTTON INDUSTRIAL PARK, a subdivision according to the plat thereof recorded in Plat Book 34, Page 2, Public Records of Lee County, Florida.

Title to the subject property is vested in the following:

J. Thomas Gussell

By that certain instrument dated January 31, 2006, recorded February 2, 2006, in Instrument number 2006000050146, Public Records of Lee County, Florida.

Easements:

1. Six foot Public Utility and Drainage Easement reserved around the boundary of each building site and 10 foot Electrical Utility Easement reserved along the northerly boundary of subject property, as recited on recorded plat of the subdivision.

NOTE(1): Resolution pertaining to East Lee County Sewer System, recorded in Official Record Book 1669, Page 3414, Public Records of Lee County, Florida.

NOTE(2): Annexation Agreement, recorded in Official Record Book 2027, Page 3886, 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.

Tax Status: 2005 taxes paid November 21, 2005 in the amount of \$9,667.31.
(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.