

BOARD OF COUNTY COMMISSIONERS



AGENDA REVIEW SHEET

AGENDA: Donation by Warranty Deed from Phyllis J. Di Medio for a Parcel of Land Described as Tax Account Number 2000993 in Mims – District 1

AGENCY: Public Works Department / Land Acquisition Office

AGENCY CONTACT: Lisa J. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

	APPROVE	DISAPPROVE	DATE
LAND ACQUISITION Lucy Hamelers, Supervisor	 _____	_____	<u>2-5-25</u>
COUNTY ATTORNEY Greg Hughes Assistant County Attorney	 _____	_____	<u>2/12/2025</u>

Prepared by and return to: Lisa J. Kruse
Public Works Department, Land Acquisition
2725 Judge Fran Jamieson Way, A-211, Viera, Florida 32940
Tax Parcel ID: 20G-34-04-AI-8-2

WARRANTY DEED

THIS DEED is made this 17 day of January, 2025, by Phyllis J. Di Medio, hereafter called the Grantor, whose mailing address is 36 Greensward, Cherry Hill, New Jersey 08002, to Brevard County, a political subdivision of the State of Florida, hereafter called the Grantee, whose mailing address is 2725 Judge Fran Jamieson Way, Viera, Florida 32940;

WITNESSETH that the Grantor, for and in consideration of the sum of One Dollar and No Cents (\$1.00) and other valuable considerations, paid, receipt of which is acknowledged, does grant, bargain, sell, and convey unto the Grantee, its successors and assigns the following described lands, lying and being in the Brevard County, Florida, to-wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Together with all riparian and littoral rights appertaining thereto.

TO HAVE AND TO HOLD THE SAME, together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise incident and/or appertaining thereto and all the estate, right, title and interest forever, and the Grantor does fully warrant the title to said lands and will defend the same against the lawful claims of all persons whomsoever.

(Signatures and Notary on next page)

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in the presence of:

Helen Rubino

Witness

Helen Rubino

Print Name

PO Box 117 Weston Ut. 05161

Address

[Signature]

Witness

Samira Wilmore

Print Name

357 Kings Hwy Cherry Hill, NJ 08034

Address

GRANTOR:

Phyllis J. Di Medio

Phyllis J. Di Medio

STATE OF New Jersey
COUNTY OF Camden

The foregoing instrument was acknowledged before me by means of physical presence or online notarization on this 17 day of January, 2025, by Phyllis J. Di Medio. Is personally known or produced NSDL as identification.

[Signature]

Notary Signature

SEAL

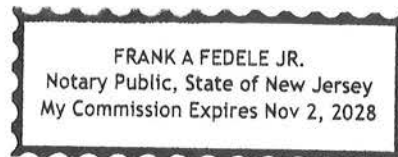


EXHIBIT "A"

LEGAL DESCRIPTION (ORB 1813 PAGE 160):

ALL THAT CERTAIN LAND AND PREMISES SITUATE IN THE COUNTY OF BREVARD, STATE OF FLORIDA DESCRIBED AS FOLLOWS: LOTS 1 THRU 8 (INCLUSIVE), BLOCK 41, MORE PARTICULARLY DESCRIBED AS FOLLOWS: S - 4X T-20 R-34 S-A1 B-8 L-2 INDIAN RIVER PARK, PLAT 2, PAGE 33, OF THE OFFICIAL RECORDS OF BREVARD COUNTY, FLORIDA

TR 2 BLK 8 EX N 456 FT OF S 476 FT OF E 605 FT OF TR 2 AS RECORDED IN DEED BOOK 1413 PAGE 554.

LEGAL DESCRIPTION (BY SURVEYOR):

A PARCEL OF LAND BEING A PORTION OF TRACT 2, BLOCK 8, SECTION 4, INDIAN RIVER PARK SUBDIVISION, PLAT BOOK 2 PAGE 33B, PUBLIC RECORDS OF BREVARD COUNTY, FLORIDA, LYING WITHIN THE BARNARDO SEGUI GRANT, BREVARD COUNTY FLORIDA AND BEING DESCRIBED IN OFFICIAL RECORDS BOOK 1813 PAGE 160 AS TRACT 2 BLOCK 8 EXCEPT THE NORTH 465 FEET OF THE SOUTH 476 FEET OF THE EAST 605 FEET OF TRACT 2 BLOCK 8 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR REFERENCE AT THE SOUTHEAST CORNER OF SECTION 4, OF SAID INDIAN RIVER PARK, SAID POINT BEING AT THE CENTERLINE INTERSECTION OF PATTY LANE (A 40 FOOT WIDE RIGHT OF WAY) AND BLOUNTS RIDGE ROAD (A 50 FOOT WIDE RIGHT OF WAY) AS MONUMENTED IN THE FIELD;

THENCE BEARING NORTH 17°09'09" WEST ALONG THE CENTERLINE OF SAID BLOUNTS RIDGE ROAD, A DISTANCE OF 660.34 FEET TO THE SOUTHERLY LINE OF TRACT 1, BLOCK 8, OF SAID INDIAN RIVER PARK SUBDIVISION;

THENCE LEAVING SAID CENTERLINE BEARING SOUTH 78°49'53" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 660.25 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID TRACT 2, BLOCK 8 AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND;

THENCE CONTINUE SOUTH 78°49'53" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 2, BLOCK 8, A DISTANCE OF 663.28 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, BLOCK 8;

THENCE LEAVING SAID SOUTHERLY LINE BEARING NORTH 16°50'58" WEST ALONG THE WEST LINE OF SAID TRACT 2, A DISTANCE OF 634.41 FEET TO THE NORTHWEST CORNER OF SAID TRACT 2;

THENCE LEAVING SAID WEST LINE BEARING NORTH 78°49'39" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 2, A DISTANCE OF 659.89 FEET TO THE NORTHEASTERLY CORNER OF SAID TRACT 2;

THENCE LEAVING SAID NORTHERLY LINE BEARING SOUTH 17°09'13" EAST ALONG THE EASTERLY LINE OF SAID LOT 2, A DISTANCE OF 136.09 FEET TO A POINT ON THE COMMON LINE BETWEEN SAID TRACT 1 AND TRACT 2 BLOCK 8;

THENCE LEAVING SAID COMMON LINE BEARING SOUTH 78°49'53" WEST A DISTANCE OF 608.32 FEET TO A POINT ON THE WEST LINE OF THE EAST 605 FEET OF SAID TRACT 2;

THENCE BEARING SOUTH 17°09'13" EAST ALONG THE WEST LINE OF THE EAST 605 FEET OF TRACT 2 A DISTANCE OF 478.61 FEET TO A POINT WHICH IS 20 FOOT NORTH (BY PERPENDICULAR MEASUREMENT) FROM THE SOUTHERLY LINE OF SAID TRACT 2;

THENCE BEARING NORTH 78°49'53" EAST ALONG A LINE 20 FOOT NORTH AND PARALLEL WITH THE SOUTHERLY LINE OF SAID TRACT 2, A DISTANCE OF 608.32 FEET TO THE EASTERLY LINE OF SAID TRACT 2;

THENCE BEARING SOUTH 17°09'13" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 20.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 128,114 SQUARE FEET OR 2.94 ACRES MORE OR LESS.

LOCATION MAP

Section 04, Township 20G South, Range 34 East – District 1

PROPERTY LOCATION: West of Interstate 95, north of Patty Lane and west of Blounts Ridge Road in Mims.

OWNERS NAME(S): Phyllis J. Di Medio

