

**BOARD OF COUNTY COMMISSIONERS**

**AGENDA REVIEW SHEET**

AGENDA: Dedication by Warranty Deed for Tract E of Village 2 Center and Bill of Sale from The Viera Company for the benefit of Lift Station W-44 – District 4

AGENCY: Public Works Department / Land Acquisition

AGENCY CONTACT: Lisa J. Kruse, Land Acquisition Specialist

CONTACT PHONE: 321-350-8353

|   | APPROVE   | DISAPPROVE | DATE           |
|---|-----------|------------|----------------|
| LAND ACQUISITION<br>Lucy Hamelers, Supervisor                   | <u>LA</u> | _____      | <u>10-3-23</u> |
| COUNTY ATTORNEY<br>ALEXANDER ESSEESSE<br>Deputy County Attorney | <u>AE</u> | _____      | <u>10/4/23</u> |

Prepared by and return to: Lisa J. Kruse  
Public Works Department, Land Acquisition  
2725 Judge Fran Jamieson Way, A-204, Viera, Florida 32940  
Tax Parcel ID: 26-36-20-YT-\*E

WARRANTY DEED

**THIS DEED** is made this 2nd day of October 2023, by The Viera Company, a Florida corporation, hereafter called the Grantor, whose mailing address is Post Office Box 620257, Oviedo, Florida 32762-0257, 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"**

Together with all riparian and littoral rights appertaining thereto, and all interest in subsurface, oil, gas, and minerals.

The Grantors agree that upon conveyance of the property, no covenants or restrictions put in place by Grantor shall apply to the property hereto in perpetuity.

**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.

**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:

Charlene R. Spangler  
Witness

Charlene R. Spangler  
Print Name

Mary Ellen McKibben  
Witness

Mary Ellen McKibben  
Print Name

GRANTOR:

The Viera Company, a Florida corporation

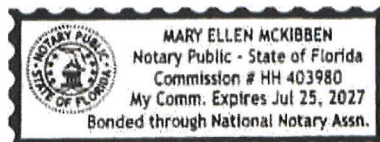
By: Todd J. Pokrywa  
Todd J. Pokrywa, President

(Corporate Seal)



STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 2nd day of October, 2023, by Todd J. Pokrywa, as President for The Viera Company, a Florida corporation. Is  personally known or  produced \_\_\_\_\_ as identification.



Mary Ellen McKibben  
Notary Signature

EXHIBIT "A"

Tract E, Village 2 Center, according to the plat thereof, as recorded in Plat Book 73, Page 77, of the Public Records of Brevard County, Florida.

**BILL OF SALE**  
**Lift Station W-44**

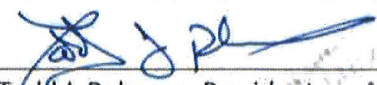
The Viera Company, a Florida corporation, whose mailing address is Post Office Box 620257, Oviedo, Florida 32762-0257 (hereinafter "SELLER"), for and in consideration of good and valuable consideration to it paid by BREVARD COUNTY FLORIDA, a political subdivision of the State of Florida (hereinafter "BUYER"), the receipt and sufficiency of which consideration is hereby acknowledged, by these presents does grant, bargain, sell, transfer and deliver unto BUYER, its successors and assigns, the goods, chattels and items of personal property owned by SELLER, their successors and assigns, (hereinafter "property") as that property is set forth on EXHIBIT "A" attached hereto and made a part thereof, and being situate on certain real property described on EXHIBIT "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same unto BUYER, its successors and assigns, forever.

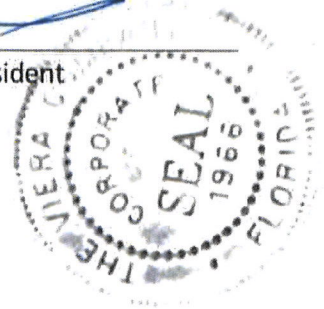
AND SELLER, does, for themselves and their successors and assigns, covenant to and with BUYER, its successors and assigns, that SELLER is the lawful owner of said property; that said property is free from all liens and encumbrances; that SELLER has good right to sell the same aforesaid; and that SELLER will warrant and defend the sale of said property hereby made unto BUYER, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, SELLER, by its duly authorized representative, has caused this instrument to be executed and delivered and has intended this instrument to be and become effective as of the 2<sup>nd</sup> day of Oct, 2023.

The Viera Company, a Florida corporation


  
\_\_\_\_\_  
Todd J. Pokrywa, President

(seal)

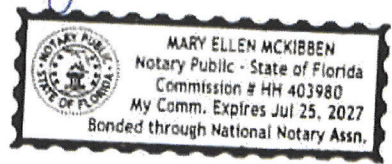


STATE OF FLORIDA  
COUNTY OF Brevard

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization on this 2<sup>nd</sup> day of Oct 2023, by Todd J. Pokrywa as President for The Viera Company, a Florida corporation. Is  personally known or  produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Signature

SEAL



**VILLAGE 2 CENTER  
INFRASTRUCTURE IMPROVEMENTS  
ITEMIZED COST OF CONSTRUCTION - LIFT STATION  
EXHIBIT "A"**

| ITEM   | UNIT | QUANTITIES | UNIT PRICE | TOTAL PRICE          |
|--|------|------------|------------|----------------------|
| WET WELL AND ALL ASSOCIATED INTERNAL PIPING AND CONTROL SYSTEMS    | LS   | 1          |            |                      |
| SUBMERSIBLE WASTEWATER PUMPS                                       | EA   | 2          |            |                      |
| ABOVE GROUND FORCE MAIN AND VALVE INSTALLATION                     | LS   | 1          |            |                      |
| CONTROL PANEL AND ASSOCIATED ELECTRICAL WIRING AND CONTROL SYSTEMS | LS   | 1          |            |                      |
| TELEMETRY TOWER  | LS   | 1          |            |                      |
| CONCRETE DRIVEWAY  | LS   | 1          |            |                      |
| <b>TOTAL</b>   |      |            |            | <b>\$ 620,000.00</b> |

Exhibit "B"

Tract E, Village 2 Center, according to the plat thereof, as recorded in Plat Book 73, Page 77, of the Public Records of Brevard County, Florida.

# LOCATION MAP

Section 20, Township 26 South, Range 36 East - District 4

PROPERTY LOCATION: Located northwest of Stadium Parkway south of Pineda Boulevard.

OWNERS NAME(S): The Viera Company

