

Sponsored by: Garrett

CITY OF MARATHON, FLORIDA
RESOLUTION 2022-127

A RESOLUTION OF THE CITY COUNCIL OF MARATHON, FLORIDA, APPROVING AND ACCEPTING A WARRANTY DEED FOR THE CONVEYANCE OF LAND FROM WILGENS TORRES, SR., RECIPIENT OF A RESIDENTIAL DWELLING UNIT ALLOCATION AWARD; AUTHORIZING ITS RECORDING IN THE PUBLIC RECORDS OF MONROE COUNTY, FLORIDA; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Section 107.09 of the City Code, a landowner may voluntarily elect to dedicate to the City a vacant, buildable lot or buildable land as part of the Building Permit Allocation System ("BPAS") allocation process; and

WHEREAS, if a landowner proposes to dedicate land to the City as set forth above, the landowner is required to execute a statutory warranty deed conveying such land to the City that must be approved by the City Council prior to its recording in the public records of Monroe County, Florida.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF MARATHON, FLORIDA, AS FOLLOWS:

Section 1. Acceptance of Land Dedication. Subject to payment of all Taxes and review and approval by the City Attorney, the Statutory Warranty Deed (the "Deed"), submitted by Carlos Pereira attached as Exhibit "A" is approved and accepted by the City.

Section 2. BPAS Dedication. The City accepts the Deed as part of the Residential BPAS allocation process.

Section 3. Public Purpose. The City Council finds and determines that the property being dedicated to the City is within an area proposed for conservation or resource protection and shall be held or used for public purposes, specifically for conservation and resource protection use. The City Clerk is directed to forward a copy of this resolution to the Monroe County Property Appraiser and Tax Collector.

Section 4. Recording. Wilgens Torres, Sr. shall record, at his sole expense, the Deed in the public records of Monroe County, Florida.

Section 5. Effective Date. That this Resolution shall become effective immediately upon its adoption.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MARATHON, FLORIDA, THIS 15TH DAY OF NOVEMBER 2022.

THE CITY OF MARATHON, FLORIDA

Mayor

AYES:
NOES:
ABSENT:
ABSTAIN:

ATTEST:

Diane Clavier
City Clerk

(City Seal)

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF MARATHON, FLORIDA ONLY:

Steven Williams
City Attorney

Doc # 2392631 Bk# 3195 Pg# 1391 Electronically Recorded 9/26/2022 at 10:52 AM Pages 2
Filed and Recorded in Official Records of MONROE COUNTY KEVIN MADOK
ElectronicallyREC: \$18.50 Deed Doc Stamp \$0.70

Prepared by and return to:

Wolfe Stevens PLLC
6807 Overseas Highway
Marathon, FL 33050
(305)743-9858

Parcel Identification No. 00373980-000000

[Space Above This Line For Recording Data]

Warranty Deed

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

This Indenture, Made this 22 day of July 2022

Between

Wilgens Torres, Sr.

post office address is 4400 SW 104 Ave, Miami, FL 33165

Grantor, and

City of Marathon, an agency and instrumentality of the State of Florida

whose post office address is 9805 Overseas Highway, Marathon, FL 33050

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 Monroe County, Florida, to-wit:

Lot 7, Square 54, Crains Subdivision, according to the plat thereof as recorded in Plat Book 1, Page 51, Public Records of Monroe County, Florida.

THE HEREIN DESCRIBED PROPERTY IS VACANT LAND AND NOT THE HOMESTEAD OF THE GRANTOR.

THE PREPARER OF THIS INSTRUMENT WAS NEITHER FURNISHED WITH, NOT REQUESTED TO REVIEW, AN ABSTRACT OR TITLE SEARCH ON THE DESCRIBED PROPERTY AND THEREFORE EXPRESSES NO OPINION AS TO THE CONDITION OF TITLE.

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:

[Signature]
 Witness Name:
 Witness # 1 Arizai Arnesen
[Signature]
 Witness Name:
 Witness # 2 Mildred Granada

[Signature]
 Wilgens Torres, Sr.

STATE OF Florida
 COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of July 2022 Wilgens Torres Sr. on behalf of said company who are personally known to me or who have produced a _____ driver license as identification.

[Signature]
 Notary Public, State of
 Printed Name: Krista Orantes
 My Commission Expires: _____
 KHRISTA MARIA ORANTES
 Commission # GG 274473
 Expires November 5, 2022
 Sented Thu Budget History Services

