

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
FOR PUBLIC WORKS AND
ENVIRONMENTAL SERVICES
1101 E. 1ST STREET
SANFORD, FL 32771
(407) 665-7238

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 23rd day of January, 2023, between **Paul V, Mellini, as Successor Trustee of The Jeno F. Paulucci Revocable Trust, dated May 1, 1997**, whose mailing address is 201 W. 1st Street, Sanford, Florida 32771, in this instrument referred to as "GRANTOR," and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 E. 1st Street, Sanford, Florida 32771, in this instrument referred to as "GRANTEE."

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency are hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto GRANTEE, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

See attached Exhibit "A" for legal description and sketch (the "Property").

Parcel I. D. Number: 31-19-30-300-0030-0000

TOGETHER with all tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property in fee simple forever.

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple; that GRANTOR has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under GRANTOR, but no other person.

Special Warranty Deed

Paul V, Mellini, as Successor Trustee of The Jeno F. Paulucci Revocable Trust, dated May 1, 1997/Seminole County

Page 1 of 2

IN WITNESS WHEREOF, GRANTOR sets GRANTOR's hand and seal the day and year first above written.

ATTEST:

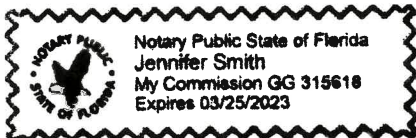
Susan E Mellini
Witness
Susan E Mellini

Stephen A. Striplin
Print Name
Witness
Stephen A. Striplin
Print Name

By: Paul V. Mellini, Trustee
PAUL V. MELLINI, AS SUCCESSOR
TRUSTEE OF THE JENO F. PAULUCCI
REVOCABLE TRUST, DATED MAY 1,
1997

STATE OF FLORIDA)
COUNTY OF Seminole)

I HEREBY CERTIFY that, on this 23rd day of January, 2023, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared by means of ☒ physical presence or ☐ online notarization PAUL V. MELLINI, as Successor Trustee of the Jeno F. Paulucci Revocable Trust, dated May 1, 1997, ☒ who is personally known to me or ☐ who has produced _____ as identification. He acknowledged before me that he executed the foregoing instrument.



Jennifer Smith
Print Name Jennifer Smith
Notary Public in and for the County
and State Aforementioned

My commission expires: 3/25/2023

Attachment:

Exhibit "A" - Legal Description and Sketch

DGS/sfa
1/5/2023

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2023\Paulucci Remnant Property Donation\Mellini Special Warranty Deed
(International Pkwy).docx

SKETCH OF DESCRIPTION

Exhibit "A"

DESCRIPTION: A PORTION OF THAT CERTAIN PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 1932, PAGE 1234, LYING IN THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST; THENCE S 0°15'02" E, ALONG THE EAST LINE OF SAID SECTION 31, A DISTANCE OF 25.00 FEET TO THE SOUTH RIGHT OF WAY LINE OF WILSON ROAD; THENCE S 89°32'57" W, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 47.78 FEET, TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE S 35°32'57" W, A DISTANCE OF 471.58 FEET; THENCE N 90°00'00" W, A DISTANCE OF 50.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF INTERNATIONAL PARKWAY AS SHOWN ON STATE ROAD 429 RIGHT OF WAY MAP SECTION 77320, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1215.92 FEET; THENCE FROM A CHORD BEARING OF N 28°52'23" E, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°42'38", A DISTANCE OF 439.52 FEET, TO THE POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF SAID WILSON ROAD; THENCE N 89°32'57" E, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 113.82 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,637.76 SQUARE FEET OR 0.588 ACRES MORE OR LESS.

SHEET 1 OF 2

SEMINOLE COUNTY

SURVEY SECTION
OF THE
ROADS-STORMWATER DIVISION
OF THE
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD.
SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT SIGNATURE AND THE
ORIGINAL SEAL OF THE SURVEYOR
SURVEYOR AND MAPPER.

BY:

RAYMOND F. PHILLIPS, LICENSE # 7015

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

FIELD DATE: N/A

DATE: 8/19/2022

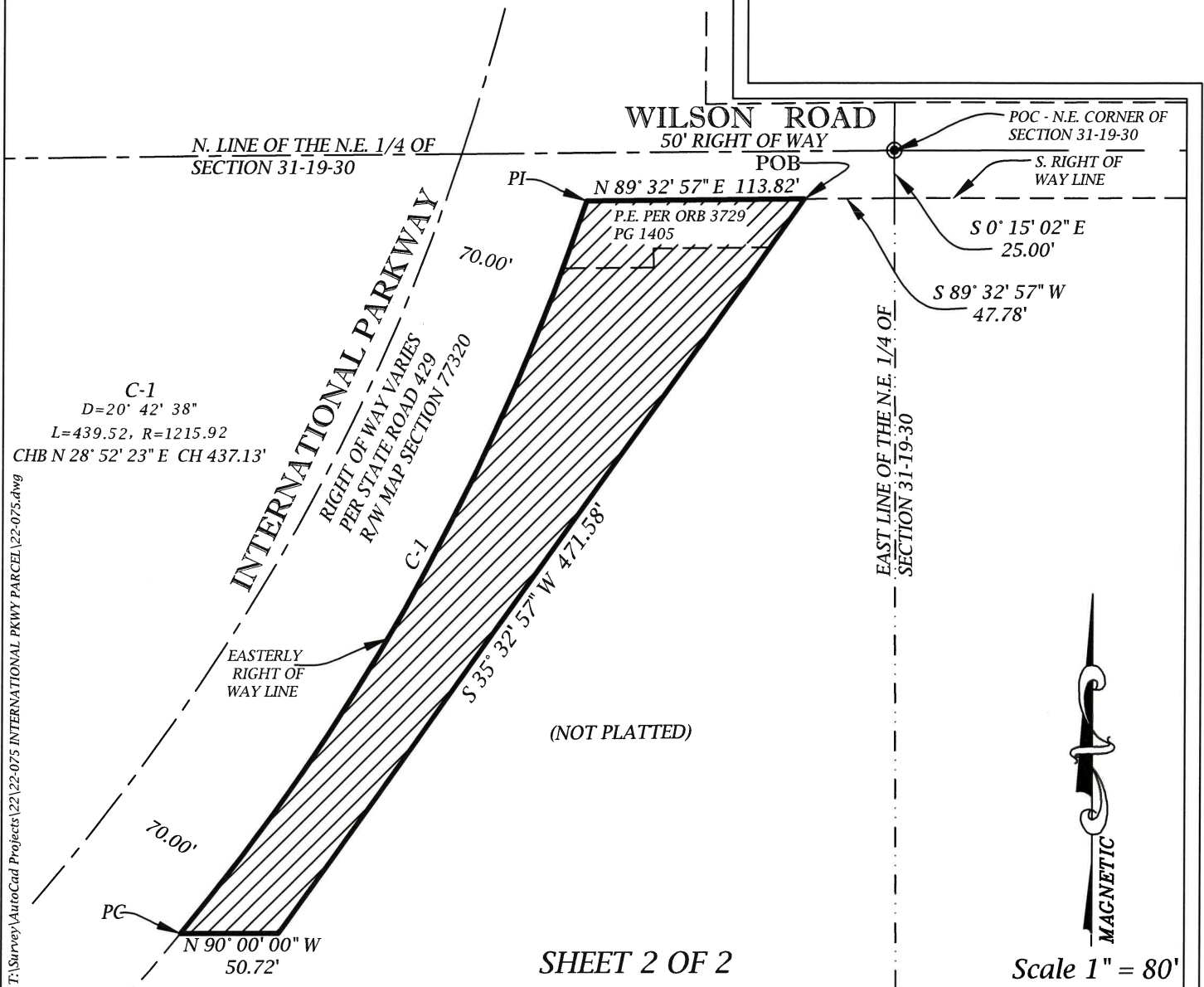
JOB NAME: 22-075

SCALE: 1" = 80'

DRAWN BY: T.E.

CHECKED BY: R.F.P.

SKETCH OF DESCRIPTION



SHEET 2 OF 2

SEMINOLE COUNTY
SURVEY SECTION
OF THE
ROADS-STORMWATER DIVISION
OF THE
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD.
SANFORD, FLORIDA 32773
407-665-5647

BEARINGS BASED ON : STATE PLANE COORDINATES, FLORIDA

EAST ZONE, HOLDING THE EAST LINE OF THE N.E. 1/4 OF SECTION

31-19-30, AS BEING S 0°15'02" E

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JOB NAME: 22-075

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CHECKED BY: R.F.P.

LEGEND

D - CENTRAL ANGLE (DELTA)

R - RADIUS

CB - CHORD BEARING

L - ARC LENGTH

CH - CHORD

CHB - CHORD BEARING

PI - POINT OF INTERSECTION

PG - PAGE (S)

R/W - RIGHT OF WAY

P.E. - PERMANENT EASEMENT

POB - POINT OF BEGINNING

POC - POINT OF COMMENCEMENT

ORB - OFFICIAL RECORDS BOOK

PC - POINT OF CURVATURE