

**RESOLUTION  
of the  
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:**

**ACCEPTING SPECIAL WARRANTY DEED FROM PAUL V. MELLINI, AS SUCCESSOR TRUSTEE OF THE JENO F. PAULUCCI REVOCABLE TRUST, FOR PROPERTY AT THE SOUTHEAST CORNER OF INTERNATIONAL PARKWAY AND WILSON ROAD AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, it has been determined by the Board of County Commissioners of Seminole County that a proposed land donation is beneficial to Seminole County to be used for future roadway improvements or other public purposes, located in Section 31, Township 19 South, Range 30 East in Seminole County, Florida; and

**WHEREAS**, the owner (Paul V. Mellini, as Successor Trustee of the Jenó F. Paulucci Revocable Trust) of the property has indicated his willingness to donate to Seminole County the subject property as evidenced by the executed Special Warranty Deed accompanying this Resolution attached as Attachment 1.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Seminole County hereby accepts the Special Warranty Deed executed by the property owner (Paul V. Mellini, as Successor Trustee of the Jenó F. Paulucci Revocable Trust), conveying to Seminole County the property described in Attachment 1.

**BE IT FURTHER RESOLVED** that said Special Warranty Deed be recorded in the Official Records of Seminole County, Florida.

**ADOPTED THIS 28th DAY OF FEBRUARY, 2023**

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA**

\_\_\_\_\_  
GRANT MALOY, Clerk to the  
Board of County Commissioners in  
and for Seminole County, Florida.

\_\_\_\_\_  
AMY LOCKHART, Chairman

# Attachment 1

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 23<sup>rd</sup> 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. 1<sup>st</sup> 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. 1<sup>st</sup> 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:

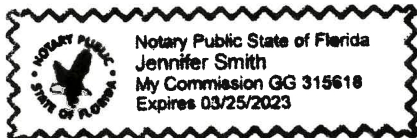
Susan E Mellini  
Witness  
Susan E Mellini

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 23<sup>rd</sup> 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 AND THE  
STATE OF FLORIDA

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

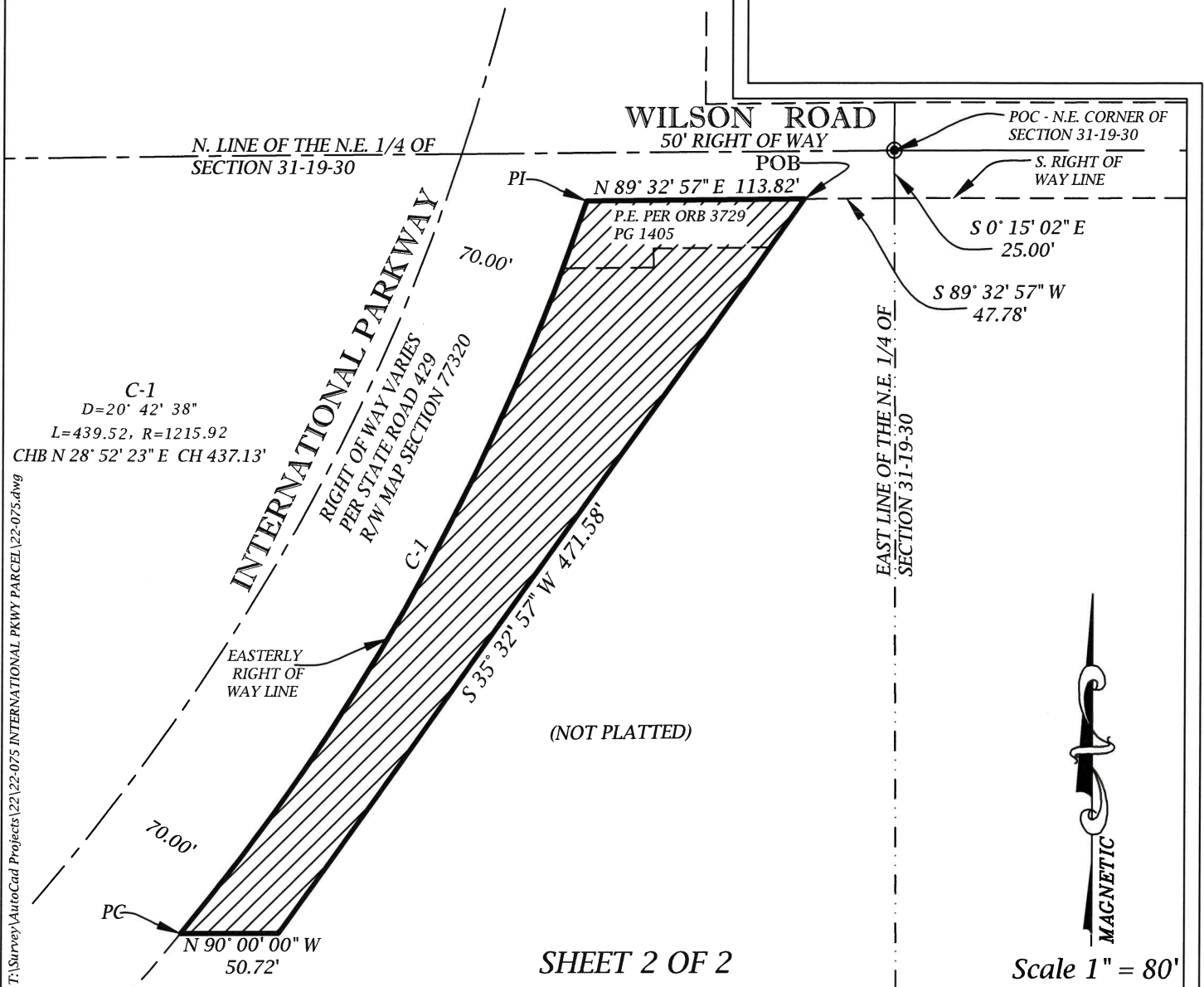
JOB NAME: 22-075

SCALE: 1" = 80'

DRAWN BY: T.E.

CHECKED BY: R.F.P.

# SKETCH OF DESCRIPTION



**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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## 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