

part of Parcel # 31-37-00-00001-0000-00003.0 and
part of Parcel # 31-37-00-00001-1434-00001.0
donated by Mirzam Land Investment, LLC
public purposes: stormwater management,
recreation, trails and greenways; cultural
facilities

RESOLUTION NO. 2017-_____

A RESOLUTION OF INDIAN RIVER COUNTY, FLORIDA, CANCELLING CERTAIN TAXES UPON PUBLICLY OWNED LANDS, PURSUANT TO SECTION 196.28, FLORIDA STATUTES.

WHEREAS, section 196.28, Florida Statutes, allows the Board of County Commissioners of each County to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the county or the state, upon lands heretofore or hereafter conveyed to or acquired by any agency, governmental subdivision, or municipality of the state, or the United States, for road purposes, defense purposes, recreation, reforestation, or other public use; and

WHEREAS, such cancellation must be by resolution of the Board of County Commissioners, duly adopted and entered upon its minutes properly describing such lands and setting forth the public use to which the same are or will be devoted; and

WHEREAS, upon receipt of a certified copy of such resolution, proper officials of the county and of the state are authorized, empowered, and directed to make proper entries upon the records to accomplish such cancellation and to do all things necessary to carry out the provisions of section 196.28, F.S.;

RESOLUTION NO. 2017-_____

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF INDIAN RIVER COUNTY, FLORIDA, that:

Any and all liens for taxes delinquent or current against the following described lands, which were donated by Mirzam Land Investment, LLC to the City of Fellsmere for use by the municipality for stormwater management; recreation; trails and greenways; and cultural facilities, are hereby cancelled pursuant to the authority of section 196.28, F.S.

See attached Warranty Deed to City of Fellsmere, Florida describing lands, recorded in Book 2993 at Page 308, Public Records of Indian River County, Florida.

The resolution was moved for adoption by Commissioner _____, and the motion was seconded by Commissioner _____, and, upon being put to a vote, the vote was as follows:

Chairman Joseph E. Flescher	_____
Vice Chairman Peter D. O'Bryan	_____
Commissioner Susan Adams	_____
Commissioner Tim Zorc	_____
Commissioner Bob Solari	_____

RESOLUTION NO. 2017-_____

The Chairman thereupon declared the resolution duly passed and adopted this ____ day of March, 2017.

BOARD OF COUNTY COMMISSIONERS
INDIAN RIVER COUNTY, FLORIDA

By _____
Joseph E. Flescher, Chairman

ATTEST: Jeffrey R. Smith, Clerk of
Circuit Court and Comptroller

By: _____
Deputy Clerk

Tax Certificates Outstanding	<u> </u>	<u> ✓ </u>
	Yes	No
Current Prorated Tax Received and Deposited with Tax Collector	\$ <u> 0 </u>	

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY
BY _____
DYLAN REINGOLD
COUNTY ATTORNEY

SALE: NONE
DOC. STAMPS: \$.70

This Instrument was prepared by
and should be returned to:

Warren W. Dill, Esq.
Dill & Evans, P.L.
1565 U.S. Highway 1
Sebastian, FL 32958

Parcel ID No.:

.....(Space above this line for recording data).....

WARRANTY DEED

This Warranty Deed, executed this 12th day of DECEMBER, 2016, by MIRZAM LAND INVESTMENT, LLC, a Florida limited liability company, whose address is 930 West Indiantown Road, Suite 204, Jupiter, Florida 33458, hereinafter referred to as "Grantor", to, CITY OF FELLSMERE, FLORIDA, a municipal corporation existing under the laws of the State of Florida, whose post office address is 22 South Orange Street, Fellsmere, Florida 32948, hereinafter referred to as "Grantee".

WITNESSETH that said Grantor, for and in consideration of the sum of TEN 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 successors and assigns forever, the following described land, situate, lying and being in Indian River County, Florida, to-wit:

See Exhibit "A" attached hereto and by this reference made a part hereof.

To Have and to Hold the same together with all and singular tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the proper use, benefit and behoof of the Grantee forever.

Subject to governmental regulations, covenants, rights of way, restrictions, easements and reservations of record, if any, but this provision shall not operate to impose the same.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

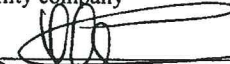
In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

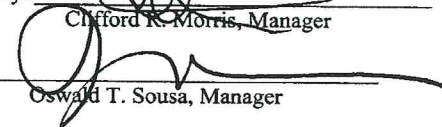
Signed, sealed and delivered
in our presence:



WITNESSES AS TO ALL

Mirzam Land Investment, LLC, a Florida limited liability company

By: Mirzam Venture Capital, LLC, a Florida limited liability company

By: 
Clifford R. Morris, Manager

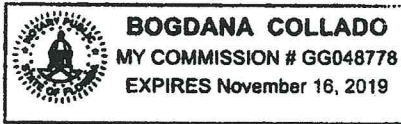
By: 
Oswald T. Sousa, Manager


Print Name: John Billien

Print Name: BOGDANA COLLADO

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me this 12th day of December, 2016 by Clifford R. Morris, in his capacity as Manager of Mirzam Venture Capital, LLC, who is personally known to me or who has produced a _____ Driver's License as identification.

SEAL



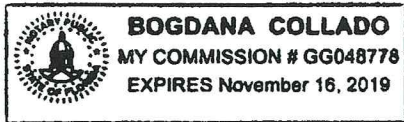
Bcollado.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name: BOGDANA COLLADO
Commission No.: GG048778
My Commission Expires NOV 16. 2019

STATE OF FLORIDA
COUNTY OF Palm Beach

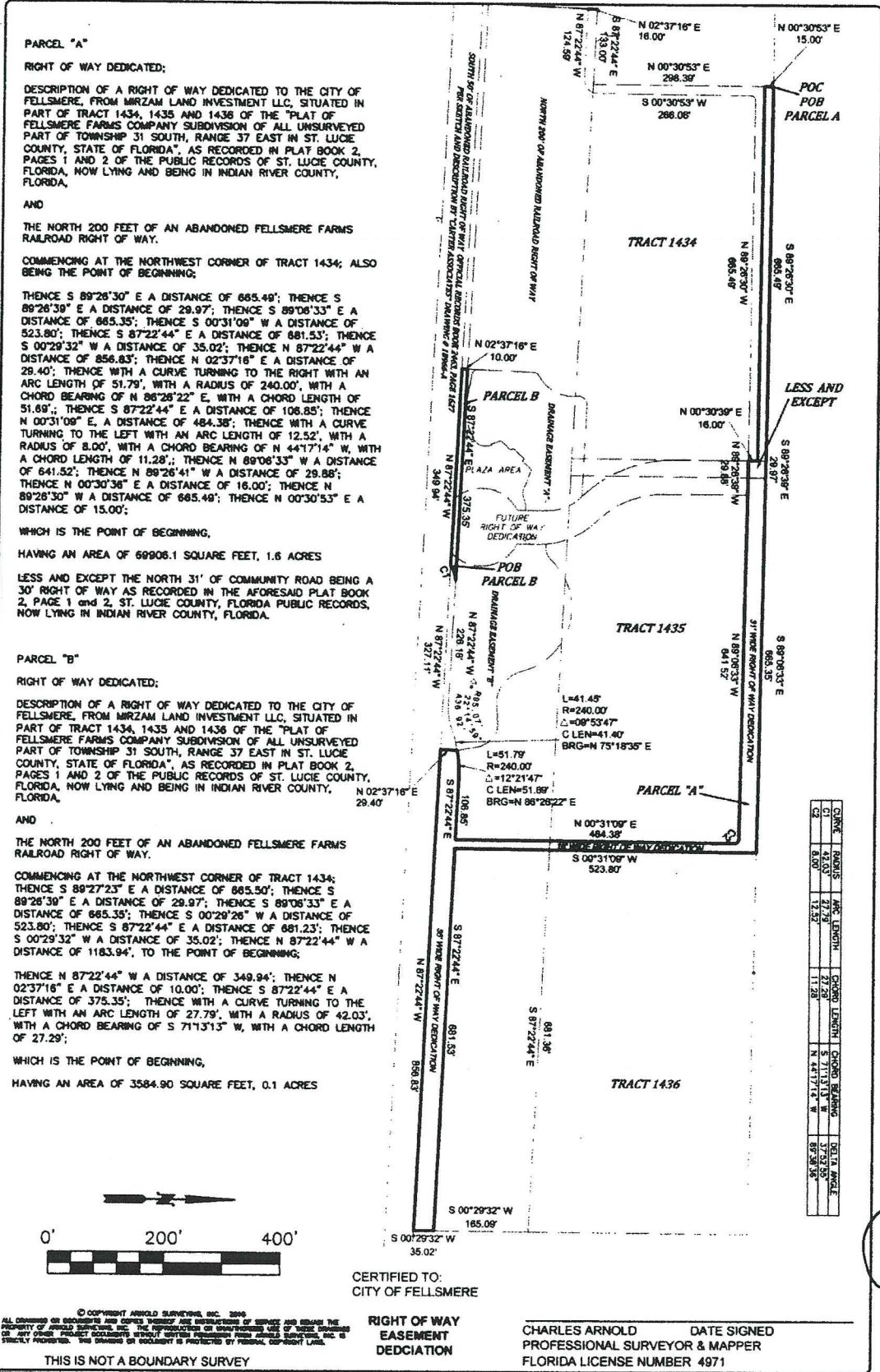
The foregoing instrument was acknowledged before me this 12th day of December, 2016 by Oswald T. Sousa, in his capacity as Manager of Mirzam Land Investment, LLC, who is personally known to me or who has produced a _____ Driver's License as identification.

SEAL



Bcollado.

NOTARY PUBLIC, STATE OF FLORIDA
Type or Print Name: BOGDANA COLLADO
Commission No.: GG048778
My Commission Expires: NOV. 16. 2019



THIS IS NOT A BOUNDARY SURVEY

ARNOLD SURVEYING, INC.
 PROFESSIONAL SURVEYORS & MAPPERS
 FLORIDA LICENSED BUSINESS NUMBER 7903
 4848 N. KING'S HIGHWAY #422, FORT PIERCE, FLORIDA 34981
 34 VERDE VISTA FORT PIERCE, FLORIDA 34981
 OFFICE (772) 460-8211 FAX (772) 460-8210

DATE 07/18/2015
 PROJ # 13-412
 DRAWN BY CA
 APP'D BY CA
 PLOT BY Arnold Surv 4
 REF # FOF
 F.B. #PG 13-412

RIGHT OF WAY EASEMENT DEDICATION

CERTIFIED TO:
 CITY OF FELLSMERE

CHARLES ARNOLD DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER
 FLORIDA LICENSE NUMBER 4971

SKETCH AND DESCRIPTION
 CITY OF FELLSMERE
 SITUATED IN PART OF TRACTS 1436 AND 1438
 UNSURVEYED TOWNSHIP 31 SOUTH, RANGE 37 EAST

SHEET
 16
 Dwg # 13-812.FOF

EXHIBIT "A"



December 12, 2016

Joel Tyson, Mayor
City of Fellsmere
22 S. Orange St.
Fellsmere, FL 32948

RE: Preliminary Acquisition Notice (07.02) dated September 18, 2015
FOF Equestrian Trail Dedication – Attached and Labeled Exhibit A

Dear Mayor Tyson:


This is to acknowledge receipt of your Preliminary Acquisition Notice (07.02) dated September 18, 2015 (“Acquisition Notice”). Mirzam Land Investments, LLC (“Mirzam”) acknowledges its rights under the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (“URA”), including, specifically, the right to obtain an appraisal of the property referenced in the Acquisition Notice and the right to receive just compensation from the City of Fellsmere (the “City”) for such property.

Being apprised of these rights, we have elected to release the City from obtaining and providing Mirzam an appraisal and from the need to receive compensation for the certain parcels to be used by the City. Instead, Mirzam elects to dedicate to the City the parcel identified by the sketch and legal description attached hereto as Exhibit A (“Subject Property”). Consequently, there is no need for the City to obtain an appraisal or make an offer of fair market value to Mirzam as required by the URA.

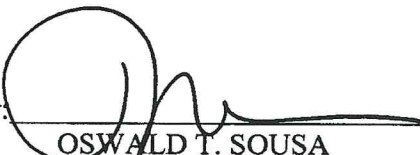
Please acknowledge receipt and acceptance of this letter representing Mirzam’s waiver and release under the URA for the Subject Property. I look forward to our continued collaborative effort to achieve the mutual goals of Mirzam and the City.

Sincerely,

Mirzam Land Investments, LLC,
By Mirzam Venture Capital, LLC

By: 
CLIFFORD R. MORRIS
MANAGER

Mirzam Land Investments, LLC,

By: 
OSWALD T. SOUSA
MANAGER

Your Future - Our Passion