

201903

1998 MAY 12 PM 1:49

INSTRUMENT PREPARED BY AND  
RETURN TO:  
William L. Colbert, Esq.  
P.O. Box 4848  
Sanford, FL 32772-4848  
Parcel # 25-19-30-5A6-0701-0120  
Grantee's SSN: [REDACTED]

Documentary Tax Pd. \$ 20  
Intangible Tax Pd.  
Maryanne Morse, Clerk Seminole  
County By: [Signature] D.C.

1998 JUN -9 AM 10:02

**SPECIAL WARRANTY DEED**

THIS DEED made and executed the 13<sup>th</sup> day of April, A.D. 1998, by CITY OF SANFORD, FLORIDA, a municipal corporation, existing under the laws of the State of Florida of P.O. Box 300 North Park Avenue, Sanford, FL 32771, hereinafter called the Grantor, to TAJIRI ARTS INCORPORATED, a Florida non-profit corporation, of 519 Palmetto Avenue, Sanford, FL 32771, hereinafter called the Grantee:

WITNESSETH: That Grantor, for and in consideration of the sum of \$18,800, and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, conveys to Grantee and Grantee's heirs, executors, administrators, and assigns forever the following described land situate in Seminole County, Florida:

Lots 13 through 16, Block 7, Tier 1, Town of Sanford according to the plat thereof recorded in Plat Book 1, Page 59, Public Records of Seminole County, Florida.

SUBJECT to covenants, restrictions, easements of record and taxes for the current year.

SUBJECT to the condition that the property shall be used for the public purpose of providing a place for performing arts to the residents of the community and that title shall remain in a corporation not-for-profit. Should the property not be used for the public purpose of providing a place for performing arts to the residents of the community or should the title not remain in the name of a corporation not-for-profit, upon the happening of either event, title to the property shall immediately revert and vest in the City of Sanford, Florida a Florida municipal corporation.

And Grantor covenants with Grantee that, except as noted, at the time of the delivery of this deed:

1. The premises are free from all encumbrances made by Grantor, except as follows:  
NONE
2. Grantor will warrant and defend against the lawful claims and demands of all persons claiming by, through, or under Grantor, but against none other.

Original Copy

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SEMINOLE CO. FLA.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

CITY OF SANFORD, FLORIDA  
a Florida municipal corporation

William L. Colbert

By: [Signature]  
Larry A. Dale, Mayor  
300 N. Park Avenue  
Sanford, FL 32771

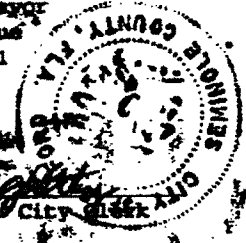
William L. Colbert  
(Printed Name)

ATTEST:

Cynthia Porter

By: [Signature]  
Janet R. Dougherty, City Clerk

Cynthia Porter  
(Printed Name)



STATE OF FLORIDA  
COUNTY OF SEMINOLE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared LARRY A. DALE, Mayor of City of Sanford, Florida, to me known to be the person described in and who executed the foregoing instrument who acknowledged before me that he executed the same, and an oath was not taken. (Check one)  Said person is personally known to me or provided Florida Driver's license as identification.

WITNESS my hand and official seal in the County and State aforesaid this 28th day of April, 1998.

OFFICIAL RECORDS  
BOOK PAGE  
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SEMINOLE CO. FL



DIANE CREWS  
COMMISSION # CC 455470  
EXPIRES JUN 15, 2001  
BORNED 11/11/44  
ATLANTIC BONDING CO., INC.

Diane Crews  
Notary Public  
Print Name: Diane Crews  
My Commission expires: June 15, 2001

F:\98\SANFORD\TAJIRI DEED.rab

Certified Copy

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SEMINOLE CO. FL

*HISTORIC PRESERVATION BOARD  
P.O. Box 1788  
Sanford, Florida 32772-1788  
(407) 688-5145*

November 14, 2012

Norton N. Bonaparte, Jr., City Manager  
Jeff Triplett, Mayor  
Mark McCarty, District 1 Commissioner  
Dr. Velma H. Williams, District 2 Commissioner  
Randy Jones, District 3 Commissioner  
Patty Mahany, District 4 Commissioner  
Sanford City Hall  
300 N. Park Avenue  
Sanford, FL 32771-1244

RE: 519 S. Palmetto Avenue – The Little Red Schoolhouse

Dear Mr. Bonaparte, Mayor Triplett and Honorable Commissioners,

On behalf of the City of Sanford Historic Preservation Board I would like to convey some thoughts and objectives regarding the Little Red Schoolhouse located at 519 S. Palmetto Avenue. The board is extremely interested in ensuring the viability of the property as a historic asset for the City. The building (circa 1883) served as the first schoolhouse in the area and pre-dates the creation of Seminole County. Due to its age, historical significance, and location within the historic district the board requests that the City Commission consider imposing a six month moratorium on decision for the disposition of the building to allow for proper analysis and planning. Should the City Commission decide to deed or sell the property the board requests the following:

- Proceeds of sale to be deposited into a special Historic Preservation Fund;
- A presentation by the new owner/occupant regarding their intent of the building and their plan for preservation to restore it;
- Allow the board to be given an opportunity to explain Schedule S regulations to the proposed new owner/occupant; and
- Ensure that the property is properly restored by its new owner.

We are hopeful that the future of this important asset is carefully thought out. Thank you in advance for your consideration.

Sincerely,



Hank Dieckhaus, Chairman  
City of Sanford Historic Preservation Board