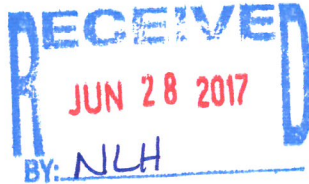


Application



GREGORY S. OROPEZA | ADELE VIRGINIA STONES | SUSAN M. CARDENAS



June 27, 2017

Patrick Wright
Director of Planning
City of Key West
P.O. Box 1409
Key West, FL 33041-1409

Re: Resolution No. 2015-21
411-415 Grinnell Street, Key West, Florida

Dear Mr. Wright:

Please accept this letter as a petition to extend the variance granted in City of Key West Resolution No. 2015-21. The variances granted in this Resolution will expire on September 1, 2017.

The ownership of the property was transferred from Joseph Neal Ganem and Johnny Allen Gillen to Grinnell Street Properties, LLC by purchase and sale completed on June 15, 2017. The new owner has hired Michael Ingram of K2M Designs, Inc. to revise the design and pursue HARC approval for the proposed construction.

There has been no change of circumstances to the property or its underlying zoning; however, the new owner requires additional time to complete the authorized development.

Thank you for your consideration of this request.

Sincerely,

Susan M. Cardenas

SMC:gg

Copies to:

Client, via e-mail

Michael Ingram, via e-mail

Vicky Walter by email to: vwalker@cityofkeywest-fl.gov

**PLANNING BOARD
RESOLUTION NO. 2015-21**

A RESOLUTION OF THE CITY OF KEY WEST PLANNING BOARD GRANTING WITH CONDITIONS A VARIANCE TO HABITABLE SPACE AND MINIMUM OPEN SPACE REQUIREMENTS ON PROPERTY LOCATED AT 415 GRINNELL STREET (RE # 00005240-000000; AK # 1005428) LOCATED WITHIN HISTORIC MEDIUM DENSITY RESIDENTIAL (HMDR) ZONING DISTRICT PURSUANT TO SECTIONS 90-395, 122-1078 AND 108-346(B) OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY OF KEY WEST, FLORIDA.

WHEREAS, the applicant proposes new construction of a single family home the requires variances to habitable space and minimum open space requirements on property located at 415 Grinnell Street (RE # 00005240-000000; AK # 1005428); and

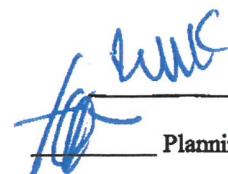
WHEREAS, Section 122-1078 of the Land Development Regulations (the "LDRs") of the Code of Ordinances (the "Code") of the City of Key West, Florida (the "City") provides that all habitable space shall be accessible from the interior of exterior walls; and

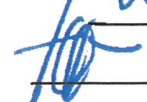
WHEREAS, this matter came before the Planning Board at a duly noticed public hearing on May 21, 2015; and

WHEREAS, the Planning Board finds that special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other land, structures or buildings in the same district; and

WHEREAS, the Planning Board finds that the special conditions do not result from the action or negligence of the applicant; and

WHEREAS, the Planning Board finds that granting the variance requested will not confer



Chairman


Planning Director

upon the applicant any special privileges denied by the land development regulations to other lands, buildings or structures in the same zoning district; and

WHEREAS, the Planning Board finds that literal interpretation of the provisions of the land development regulations would deprive the applicant of rights commonly enjoyed by other properties in this same zoning district under the terms of this ordinance and would work unnecessary and undue hardship on the applicant; and


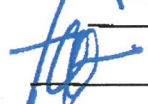
WHEREAS, the Planning Board finds that the variance granted is the minimum variance that will make possible the reasonable use of the land, building or structure; and

WHEREAS, the Planning Board finds that the granting of the variance will be in harmony with the general intent and purpose of the land development regulations and that such variance will not be injurious to the area involved or otherwise detrimental to the public interest or welfare; and

WHEREAS, the Planning Board finds that no nonconforming use of neighboring lands, structures, or buildings in the same district, and no permitted use of lands, structures or buildings in other districts are grounds for the issuance of the requested variances; and

WHEREAS, the Planning Board finds that the applicant has demonstrated a "good neighbor policy" by contacting or attempting to contact all noticed property owners who have objected to the variance application, and by addressing the objections expressed by these neighbors.

WHEREAS, the Chairman of the Planning Board executed Resolution No. 2015-21 on the 16th day of June, 2015, and the original, executed Resolution was unintentionally destroyed prior to attestation and filing with the City Clerk, and this Resolution shall be substituted in place of the original Resolution.


Chairman

Planning Director

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the City of Key West,
Florida:

Section 1. That the above recitals are incorporated by reference as if fully set forth herein.

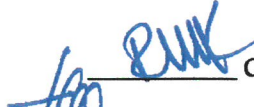

Section 2. An approval by Resolution of the Key West Planning Board for variance to detached habitable space on property located at 1019 Flagler Avenue (RE # 00038950-000000; AK # 1039691) in the SF Zoning District pursuant to Sections 90-395 and 122-1078 of the City of Key West Land Development Regulations

Section 3. It is a condition of this variance that full, complete and final application for all conditions of this approval for any use and occupancy for which this variance is wholly or partly necessary, shall be submitted in its entirety within two years after the date hereof; and further, that no application shall be made after expiration of the two-year period without the applicant obtaining an extension from the Planning Board and demonstrating that no change of circumstances to the property or its underlying zoning has occurred.

Section 4. The failure to fully and completely apply the conditions of approval for permits for use and occupancy pursuant to these variances in accordance with the terms of the approval as described in Section 3 hereof, shall immediately operate to terminate these variances, which variances shall be of no force or effect.

Section 5. This variance does not constitute a finding as to ownership or right to possession of the property, and assumes, without finding, the correctness of applicant's assertion of legal authority respecting the property.

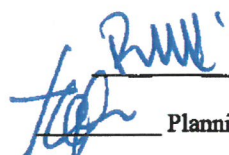

Section 6. This Resolution shall go into effect immediately upon its passage and
Page 3 of 5
Resolution No. 2015-21


Chairman

Planning Director

adoption and authentication by the signatures of the presiding officer and the Clerk of the Commission.

Section 7. This Resolution is subject to appeal periods as provided by the City of Key West Code of Ordinances (including the Land Development Regulations). After the City appeal period has expired, this permit or development order will be rendered to the Florida Department of Economic Opportunity. Pursuant to Chapter 73C-44, F.A.C., this permit or development order is not effective for forty five (45) days after it has been properly rendered to the DEO with all exhibits and applications attached to or incorporated by reference in this approval; that within the forty five (45) day review period, the DEO can appeal the permit or development order to the Florida Land and Water Adjudicatory Commission; and that such an appeal stays the effectiveness of the permit until the appeal is resolved by agreement or order.

Read and passed on first reading at a regularly scheduled meeting held this 21st day of May 2015.

 Chairman
 Planning Director

Authenticated by the Chairman of the Planning Board and the Planning Director;


Richard Klitenick, Planning Board Chairman

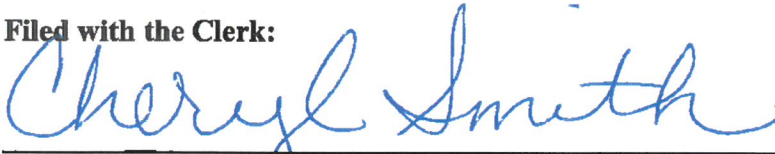
JUNE 25, 2015
Date

Attest:




Thaddeus Cohen, Planning Director

25 JUNE 2015
Date

Filed with the Clerk:


Cheryl Smith, City Clerk

6-25-2015
Date

 Chairman
 Planning Director

Property Record Card



Summary

Parcel ID 00005240-000000
Account # 1005428
Property ID 1005428
Millage Group 10KW
Location 411 GRINNELL ST, KEY WEST
Address
Legal KW PT LTS 3 AND 4 SQR 32 J-627 B3-386 ZZ-201 OR63-464/65 OR68-23/24 OR133-33/34 OR679-422 OR824-1986D/C OR855-216/218(PETITION) OR900-1286(ORDER) OR945-1003/04R/S OR1150-2493/94 OR1226-1232AFFD OR1233-1953/54EST OR1233-2265/66EST OR1269-1640 OR1269-1641/44 OR1309-118/20 OR1312-167/69R/S OR1515-1213/15 OR2162-648D/C OR2162-649D/C OR2162-647 OR2356-1521/1524(ORDER) OR2549-1016ORD OR2563-332/33 OR2574-2300/2302P/R OR2574-2303/2305Q/C OR2574-2306/2309Q/C OR2574-2310/2312Q/C OR2574-2313/2315Q/C OR2574-2316/2318Q/C OR2574-2319/2321Q/C OR2574-2322/2324P/R OR2574-2325/2327Q/C OR2574-2328/30P/R OR2575-1240/1242U/T OR2594-301/303-C OR2594-304/306-C OR2594-1529/1531-C OR2595-1303/1305-C OR2596-2423/2425C OR2596-2426/2428C OR2596-2429/2431C OR2598-363/366C OR2598-367/369(AFFD) OR2603-2305/2307C OR2685-786/787(AMD ORDER) OR2860-203/06
Description
 (Note: Not to be used on legal documents)
Neighborhood 6108
Property Class SINGLE FAMILY RESID (0100)
Subdivision
Sec/Twp/Rng 06/68/25
Affordable No
Housing



Owner

GRINNELL STREET PROPERTIES LLC
 112 2nd N AVE
 Nashville TN 37201

Valuation

	2017	2016	2015	2014
+ Market Improvement Value	\$671,130	\$290,876	\$231,766	\$232,701
+ Market Misc Value	\$44,445	\$46,584	\$4,112	\$1,280
+ Market Land Value	\$1,546,154	\$1,682,171	\$1,360,807	\$1,311,938
= Just Market Value	\$2,261,729	\$2,019,631	\$1,596,685	\$1,545,919
= Total Assessed Value	\$1,561,138	\$1,529,029	\$1,481,115	\$1,545,919
- School Exempt Value	(\$25,000)	(\$25,000)	(\$25,000)	\$0
= School Taxable Value	\$1,536,138	\$1,504,029	\$1,456,115	\$1,545,919

Land

Land Use	Number of Units	Unit Type	Frontage	Depth
RES SUPERIOR DRY (01SD)	2,680.00	Square Foot	26.6666	100.5
RESIDENTIAL DRY (010D)	3,015.00	Square Foot	30	100.5
RESIDENTIAL DRY (010D)	2,680.00	Square Foot	26.666	100.5

Buildings

Building ID	324	Exterior Walls	ABOVE AVERAGE WOOD	
Style		Year Built	1918	
Building Type	S.F.R. - R1 / R1	Foundation	CONC BLOCK	
Gross Sq Ft	1951	Roof Type	GABLE/HIP	
Finished Sq Ft	1541	Roof Coverage	METAL	
Stories	3 Floor	Flooring Type	CONC S/B GRND	
Condition	AVERAGE	Heating Type	FCD/AIR DUCTED with 0% NONE	
Perimeter	226	Bedrooms	3	
Functional Obs	0	Full Bathrooms	2	
Economic Obs	0	Half Bathrooms	1	
Depreciation %	4	Grade	650	
Interior Walls	WALL BD/WD WAL	Number of Fire Pl	0	
Code	Description	Sketch Area	Finished Area	Perimeter
OPX	EXC OPEN PORCH	410	0	0
FLA	FLOOR LIV AREA	1,541	1,541	0
TOTAL		1,951	1,541	0

Yard Items

Description	Year Built	Roll Year	Quantity	Units	Grade
FENCES	2014	2015	1	1800 SF	2
FENCES	2014	2015	1	308 SF	2
RW2	2015	2016	1	242 SF	2
RES POOL	2015	2016	1	458 SF	2

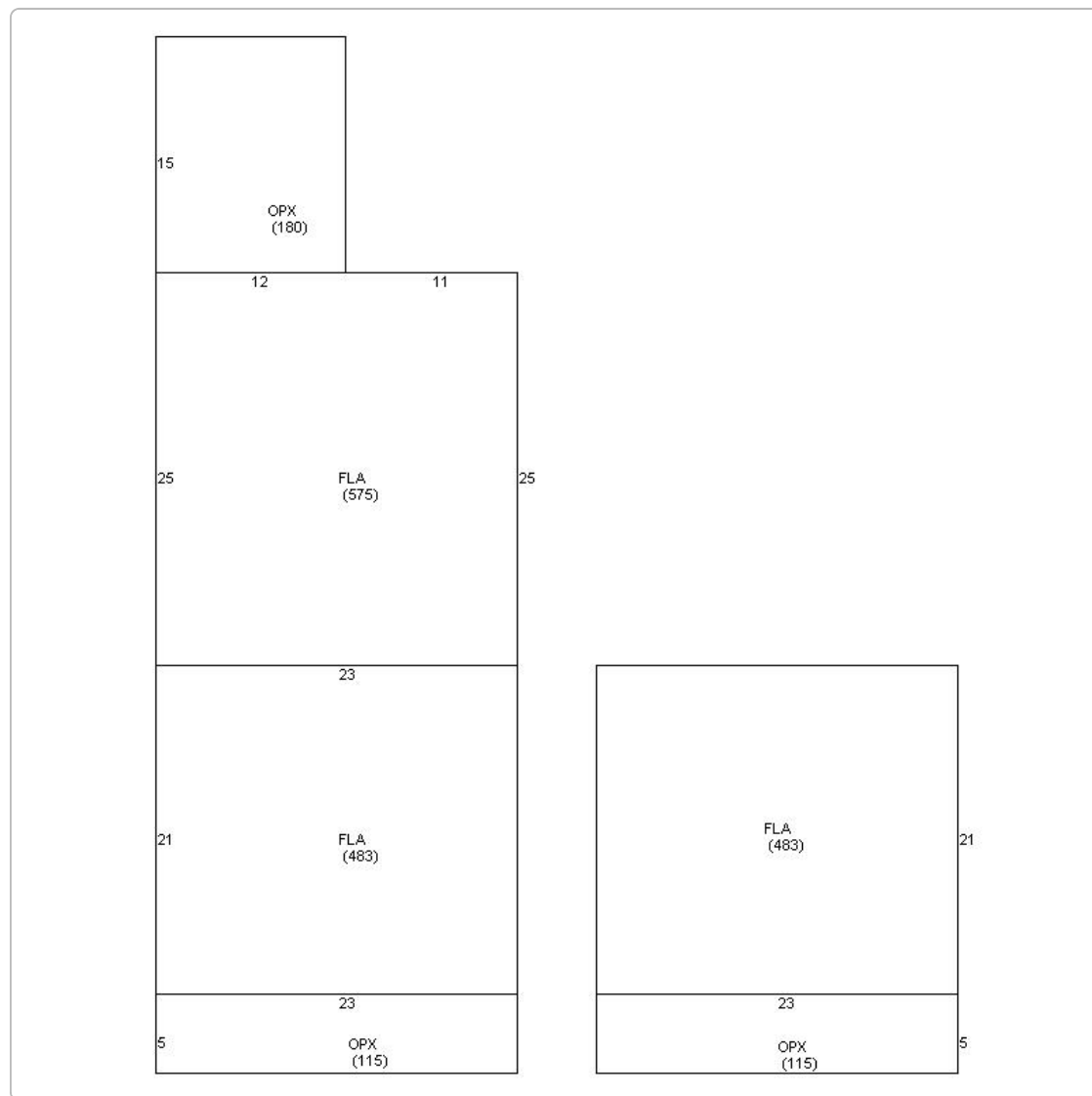
Sales

Sale Date	Sale Price	Instrument	Instrument Number	Deed Book	Deed Page	Sale Qualification	Vacant or Improved
6/14/2017	\$2,800,000	Warranty Deed	2127589	2860	203	01 - Qualified	Improved
11/29/2012	\$100	Quit Claim Deed		2603	2305	11 - Unqualified	Improved
4/2/2012	\$630,000	Warranty Deed		2563	332	37 - Unqualified	Improved
5/1/1998	\$292,000	Warranty Deed		1515	1213	Q - Qualified	Improved
5/1/1994	\$195,000	Warranty Deed		1309	0118	Q - Qualified	Improved
8/1/1993	\$180,000	Warranty Deed		1269	1640	Q - Qualified	Improved
6/1/1985	\$85,000	Warranty Deed		945	1003	Q - Qualified	Improved

Permits

Number ⬆	Date Issued ⬆	Date Completed ⬆	Amount ⬆	Permit Type ⬆	Notes ⬆
15-0103	2/2/2015	10/15/2015	\$2,400		INSTALL 4- 100 GALLON TANKS RUN LINES TO GRILL AND GENERATOR. AND 2 FIREBOWLS
14-5491	12/4/2014	10/15/2015	\$48,000		INSTALL 360 SF DECK BY NORTHSIDE OF STAIRCASE WITH CONCRETE PLATFORM. R & R 192 SF OF DECKING ON EAST SIDE COVERED PORCH AND 87 SF EAST OF SLIDING DOORS
14-4550	10/6/2014	10/15/2015	\$150,000		NEW POOL & DECK
14-4205	9/9/2014	10/15/2015	\$19,800		CONSTRUCT 121LF OF CONCRETE RETAINING WALL WITH WHITE STUCCO FINISH.
13-5092	12/4/2013	12/16/2014	\$10,250		APPROX 268LF FENCE. 108LF OF 4'H PICKET, 160LF OF 6'H PICKET
13-2144	5/21/2013	8/28/2013	\$6,000	Residential	ALL OPENINGS W/LEAN PANELS.
13-1963	5/3/2013	8/28/2013	\$500	Residential	BUILD CONCRETE SLAB FOR ALL KEYS EQUIPMENT.
13-1715	4/26/2013	8/28/2013	\$975	Residential	SET A 200# TANK AND SECURE 47 GALLONS THEN RUN LINE FROM TANK TO THE HOUSE UNDERGROUND THEN ATTACH THE LINE TO UNDER SIDE TO HOUSE AND RUN IT TO A WATER HEATER & A STOVE AND SECURE LINE. DON'T INCLUDE CONCRETE SLAB.
13-0813	3/1/2013	8/28/2013	\$1,040	Commercial	INSTALL SECURITY ALARM KEYPAD & 2 MONITORED SMOKE DETECTORS PLA. BOARD
13-0701	2/27/2013	8/28/2013	\$7,720	Commercial	INSTALL 900 SF OF 26G V-CRIMP METAL ROOFING AND 50 SF OF TPO SINGLE PLY ON THE NEW REAR ADDITION
13-0424	2/5/2013	8/28/2013	\$14,000	Commercial	1. (24) SPEAKERS PREWIRE 16/2 2. (8) KEYPAD CONTROL LOCATIONS CAT SE WITH 16-4 SPEAKER WIRE 3. (12) DATA LOCATIONS CAT SE 4. (12) PHONE LOCATIONS CAT SE 5. (12) RG6Q TV/RF LOCATIONS 6. 2 HDMI VIDEO RUNS 7. (4) CAT SE CAMERA LOCATIONS 8. PREWIRE TO INCLUDE TINNED OUTDOOR WIRE
12-3725	10/25/2012	8/28/2013	\$16,000		PROVIDE ROUGH & TRIM, 3 WC, 4 LAVS, 2 SHOWERS, 1 KITCH SINK
12-3726	10/25/2012	8/28/2013	\$6,000		INSTALL ONE 2.5 TON AND ONE 2 TON, 18 DROPS
12-3722	10/24/2012	8/28/2013	\$150,000		NEW FOUNDATION, RAISE HOUSE, NEW WINDOWS, INTERIOR FRAMING, DRYWALL, CABINETS, FLOORING, TILE, EXTERIOR SIDING, 10X10 ADDITION, GAZEBO
12-3724	10/24/2012	8/28/2013	\$18,000	Commercial	INSTALL 200A' 120/240V: 1 PH, 3W OVERHEAD SERVICE ENTRANCE, INSTALLATION OF BRANCH CIRCUITRY, BOXES, DEVICE RINGS, DISCONNECTING MEANS & OVER CURRENT PROTECTION FOR LIGHTING, POWER, HVAC EQUIPMENT AND W/H
06-2703	5/3/2006	7/2/2007	\$5,933	Commercial	INSTALL V-CRIMP METAL ROOFING
04-1530	5/12/2004	9/29/2004	\$2,500	Residential	ROOF REPAIR
98-2061	10/16/1998	11/5/1998	\$10,000	Residential	REPAIR SIDING/DECK/WNDWS
B95-0189	1/1/1995	12/1/1995	\$5,525	Residential	REPAIRS TO SIDING/WINDOWS

Sketches (click to enlarge)



Photos





Map



No data available for the following modules: Commercial Buildings, Mobile Home Buildings, Exemptions.

The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the

Last Data Upload: 8/25/2017 2:43:16 AM



Developed by
The Schneider
Corporation

Sunbiz.org Verification



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Detail By Document Number](#) /

Detail by Entity Name

Florida Limited Liability Company
GRINNELL STREET PROPERTIES, LLC

Filing Information

Document Number	L17000106369
FEI/EIN Number	NONE
Date Filed	05/12/2017
Effective Date	05/12/2017
State	FL
Status	ACTIVE

Principal Address

415 GRINNELL STREET
KEY WEST, FL 33040

Mailing Address

112 2ND AVENUE N
NASHVILLE, TN 37201

Registered Agent Name & Address

REGISTERED AGENTS INC.
3030 N. ROCKY POINT DR.
SUITE 150A
TAMPA, FL 33607

Authorized Person(s) Detail

Name & Address

Title ADMI

GUNTHER, DEBORAH
112 2ND AVENUE N
NASHVILLE, TN 37201

Title OWNE

DANIEL, BRAD
112 2ND AVENUE N
NASHVILLE, TN 37201

Annual Reports

No Annual Reports Filed

Document Images

[05/12/2017 -- Florida Limited Liability](#)

[View image in PDF format](#)

Authorization Form

City of Key West
Planning Department



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Brad Daniel as

Please Print Name of person with authority to execute documents on behalf of entity

Authorized Member of Grinnell Street Properties, LLC, a Florida limited liability company

Name of office (President, Managing Member)

Name of owner from deed

authorize Susan M. Cardenas, Esq., Oropeza, Stones & Cardenas, PLLC

Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

A handwritten signature in blue ink, appearing to read "Brad Daniel", is written over a horizontal line.

Brad Daniel, as Authorized Member of Grinnell Street Properties, LLC

Subscribed and sworn to (or affirmed) before me on this

8/25/17
Date

by Brad Daniel

He/She is personally known to me or has presented drivers license as identification.

A handwritten signature in blue ink, appearing to read "Terry Clark", is written over a horizontal line.

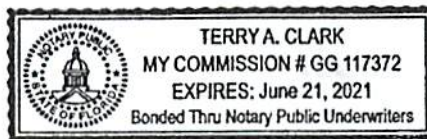
Notary's Signature and Seal

Terry Clark

Name of Acknowledger typed, printed or stamped

GG 117372

Commission Number, if any



Verification Form

City of Key West
Planning Department



Verification Form

(Where Authorized Representative is an Individual)

I, **Susan M. Cardenas, Esq., of Oropeza, Stones & Cardenas**, being duly sworn, depose and say that I am the Authorized Representative of the Owner (as appears on the deed), for the following property identified as the subject matter of this application:

411-415 Grinnell Street, Key West, FL 33040

Street address of subject property

All of the answers to the above questions, drawings, plans and any other attached data which make up the application, are true and correct to the best of my knowledge and belief. In the event the City or the Planning Department relies on any representation herein which proves to be untrue or incorrect, any action or approval based on said representation shall be subject to revocation.

A handwritten signature in blue ink, appearing to read "Susan M. Cardenas", is written over a horizontal line.

Signature of Authorized Representative

Subscribed and sworn to (or affirmed) before me on this 24th day of August 2017 by

date

Susan M. Cardenas, Esq.

Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

A handwritten signature in blue ink, appearing to read "Terry Clark", is written over a horizontal line.

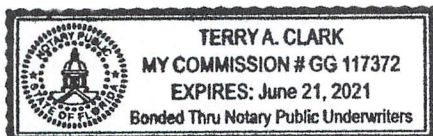
Notary's Signature and Seal

Terry Clark

Name of Acknowledger typed, printed or stamped

GG 117372

Commission Number, if any



Warranty Deed

Deed# 2127589 06/16/2017 2:24PM
Filed & Recorded in Official Records of
MONROE COUNTY KEVIN MADOK

Prepared by and return to:

Susan M. Cardenas
Attorney at Law
Oropeza Stones Cardenas, PLLC
221 Simonton Street
Key West, FL 33040
305-294-0252
File Number: 17-113
Consideration: \$2,800,000.00

06/16/2017 2:24PM
DEED DOC STAMP CL: Krys \$19,600.00

Deed# 2127589
BK# 2860 Pg# 203

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 15th day of June, 2017 between Neal Ganem a/k/a Joseph N. Ganem, a single man and Johnny A. Gillin a/k/a Johnny Allen Gillin, a single man whose post office address is 2644 NE 37th Drive, Fort Lauderdale, FL 33308, grantor, and Grinnell Street Properties, LLC, a Florida limited liability company whose post office address is 112 2nd Avenue N, Nashville, TN 37201, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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:

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of said Island delineated in February A.D. 1829, as a part of Lot Three (3) in Square Thirty two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe Jr., and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty Two (32), which said subdivision is recorded in Deed Book "J", Page 627 of Monroe County, Florida records:

COMMENCING at a point on the Northeast side of Grinnell Street, distant Twenty-six (26) feet and Eight (8) inches from the Southeast corner of Grinnell Street and Elgin Lane and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (1 00) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (1 00) feet and Six (6) inches out to the point of beginning on Grinnell Street.

AND ALSO

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's Map of the said Island delineated in February A.D. 1829 as part of Lot Three(3) in Square Thirty-Two (32), but better known as part of subdivision Five (5) and Six (6) of John Lowe, Jr., and James R. Curry's subdivision of said Lot Three (3) of said Square Thirty-two (32); which said subdivision is recorded in Deed Book "J", Page 627, Public records of Monroe County, Florida Records:

COMMENCING at a point on the Northeast side of Grinnell Street, distant 53.33 feet from the Southeast corner of Grinnell Street and Elgin Lane thence Northeasterly and at right angles for a distance of 28.30 feet to the POINT OF BEGINNING of the parcel of land being described herein; thence continue Northeasterly along a prolongation of the preceding course for a distance of 16.33 feet; thence Southeasterly and along a line deflected 93° 39' to the right for a distance of 1.04 feet; thence Southwesterly and at right angles for a distance of 16.31 feet back to the POINT OF BEGINNING.

AND ALSO

On the Island of Key West, Monroe County, Florida, and known on William A. Whitehead's map of said Island delineated in February A.D. 1829, as a Part of Lot Three (3) in Square Thirty-two (32), but better known as part of sub-divisions Five (5) and Six (6) of John Lowe Jr., and James Lowe, Jr. and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty-two (32) which said sub-division is recorded in Deed Book "J", Page 627, Public Records Monroe County;
COMMENCING at a point on the North East side of Grinnell Street, distant Fifty-three (53) feet and Four (4) inches from the South East corner of Grinnell Street, and Elgin Lane, and runs thence in a Southeasterly direction along Grinnell Street, Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Northeasterly direction One Hundred (100) feet and Six (6) inches; thence at right angles in a Northwesterly direction Twenty-six (26) feet and Eight (8) inches; thence at right angles in a Southwesterly direction One Hundred (100) feet and Six (6) inches out to the point of beginning on Grinnell Street.

AND ALSO:

On the Island of Key West, Monroe County, Florida, known on William A. Whitehead's map of said Island delineated in February, A.D. 1829, as a part of Lot Four (4), Square Thirty-two (32) but better known as part of sub-divisions Five (5) and Six (6) of John Lowe Jr., and James Lowe, Jr. and James R. Curry's sub-division of said Lot Three (3) of said Square Thirty-two (32) which said sub-division is recorded in Deed Book "J", Page 627, Public Records Monroe County;
COMMENCING at a point on the Northeasterly side of Grinnell Street, distant One Hundred Forty-six (146) feet Northwesterly from the corner of Grinnell and Fleming Streets and from said point running along the line of Grinnell Street in a Northwesterly direction Thirty (30) feet, thence at right angles in a Northeasterly direction One Hundred (100) feet Six (6) inches; thence at right angles in a Southeasterly direction Thirty (30) feet; thence at right angles in a Southwesterly direction One Hundred (100) feet Six (6) inches out to Grinnell Street to the point of beginning.

Parcel Identification Number: 00005240-000000

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

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; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

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:

Doc# 2127589
Bk# 2860 Pg# 205

Maria H. Leal
Witness Name: MARIA H. LEAL
Barbara T. Lopes
Witness Name: Barbara T. Lopes

Joseph E. Ganem (Seal)
Neal Ganem a/k/a Joseph N. Ganem
Joseph N. Ganem by Joseph E. Ganem
his attorney in fact

State of Rhode Island
County of Bristol

The foregoing instrument was acknowledged before me this 14th day of June, 2017 by Neal Ganem a/k/a Joseph N. Ganem by Joseph E. Ganem his attorney in fact, who ☐ is/are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Alexander J. Pirri
Notary Public
ALEXANDER J. PIRRI
NOTARY PUBLIC
STATE OF RHODE ISLAND
MY COMMISSION EXPIRES JUNE 23, 2020
Printed Name: Alexander J. Pirri
My Commission Expires: 06/23/2020

Adele V. Stoner
Witness Name: Adele V. Stoner

Patricia Gae Ganister
Witness Name: Patricia Gae Ganister

Johnny A. Gillin (Seal)
Johnny A. Gillen a/k/a Johnny Allen Gillin

State of Florida
County of Monroe

The foregoing instrument was acknowledged before me this 14th day of June, 2017 by Johnny A. Gillen a/k/a Johnny Allen Gillin, who ☐ is/are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]

Patricia Gae Ganister
Notary Public

Printed Name: _____



My Commission Expires: _____