

City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
(305) 809-3720



## Petition for Vacation of City Property

### City of Key West Planning Department

This application and all required attachments must be submitted to the City of Key West Planning Department at 1300 White Street, or mailed to Planning Department, City of Key West, PO Box 1409, Key West, FL 33041.

Please schedule an appointment with a Planner upon submitting application.

Please complete the following:

1. Site Address 225 Olivia Street Key West, Florida 33040
2. Name of Applicant Adele V.Stones
3. Applicant is Owner ☐ Authorized Representative ☒  
(Attached Authorization Form must be completed)
4. Address of Applicant 221 Simonton St., Key West, Florida 33040
5. Phone Number of Applicant 305 849 2352
6. Name of Owner, if different than above John Vagnoni, Debra Vagnoni
7. Address of Owner 225 Olivia St. Key West, Florida 33040
8. Phone Number of Owner 305 587 1527
9. Parcel RE# 00014480-000000
10. Description of specific location of requested Vacation. Also by separate attachment provide proposed legal description for property to be vacated.  
Applicant requests that the City vacate the former alleyway/footpath which commences at 225 Olivia St  
and runs perpendicular to Olivia Street in a northerly direction  
147.9', initially 10' in width, narrowing to 5' the last 14.9', located  
between Emma and Thomas Street. The alleyway has been unused  
and inaccessible for more than 40 years.

**City of Key West Planning Department**  
**1300 White Street, Key West, FL 33040**  
**(305) 809-3720**



11. Description of current use(s) of property.

The "alleyway" has been absorbed by the adjacent properties, at 225 Olivia and those bordering the alley, fronting on Thomas St. and enclosed by fencing, landscaped or otherwise improved. The Vagnoni's became aware of the alley status when they applied for a permit to install a driveway at the existing curb cut located in front of

12. Projected/future use(s) or re-use(s) of requested property (Please be specific)  
225 Olivia Street-driveway installation for off street parking space

824 Thomas -fencing for security-existing

822 Thomas-fencing for security/privacy-existing

818 Thomas-unk

6 Baptist- unk                      1 Baptist Lane -unk

13. Are there any existing easements, deed restrictions or other encumbrances attached to the subject property? Yes ☐ No ☒ If Yes, please describe and attach relevant documents.

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14. Please describe the projected impacts of the proposed vacation on public services now and in the future.

There have been no public services provided to the "alleyway" since at least 1977 when Vagnonis' purchased 225 Olivia Street. The land has remained off the tax rolls despite the private use. The public will benefit when this land becomes taxable to the adjacent owners.

**City of Key West Planning Department  
1300 White Street, Key West, FL 33040  
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15. Please describe the impact on adjacent properties as well as major areas or land uses currently benefiting from a public service or system that uses the subject easement or right-of-way.

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There will be no adverse impact to adjacent properties since the alleyway has fallen out of use for 40 plus year

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All adjacent properties have access from platted rights of way and on Oliva St, Baptist Lane and Thomas St.

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The alleyway abandonment will allow the adjacent property owners to have clear title to the improved lands

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which have been enclosed and occupied for many years.

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The following items must be included with this application:

- ❖ Copy of a **recorded warranty deed** showing ownership and a legal description of the subject property
- ❖ Two (2) **signed and sealed** site surveys illustrating buildings and structures existing on property, as well as area of request
- ❖ Photographs of area of requested vacating of property
- ❖ Application fee --**\$1,000.00** payable to the City of Key West
- ❖ Fire Department Review Fee of **\$50.00**.
- ❖ Advertising and Noticing Fee of **\$100.00**.
- ❖ Notarized Verification Form
- ❖ Notarized Authorization Form (if applicable)



City of Key West  
Planning Department



Verification Form

(Where Authorized Representative is an individual)

I, Adele V. Stones, 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:

225 Olivia 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.

Adele V. Stones  
Signature of Authorized Representative

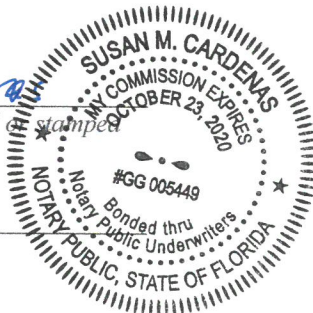
Subscribed and sworn to (or affirmed) before me on this 25th day of April, 2018, by  
Adele V. Stones  
Name of Authorized Representative

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

[Signature]  
Notary's Signature and Seal

Susan M. Cardenas  
Name of Acknowledger typed, printed & stamped

Commission Number, if any





City of Key West  
Planning Department



Authorization Form  
(Individual or Joint Owner)

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

I, John Vagnoni + Debora Vagnoni authorize  
*Please Print Name(s) of Owner(s) as appears on the deed*

Adele V. Stones  
*Please Print Name of Representative*

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

[Signature]  
*Signature of Owner*

Debora Vagnoni  
*Signature of Joint/Co-owner if applicable*

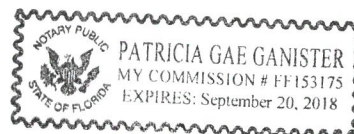
Subscribed and sworn to (or affirmed) before me on this January 18, 2018  
*Date*

by John Vagnoni  
*Name of Owner*

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

Patricia Gae Ganister  
*Notary's Signature and Seal*

\_\_\_\_\_  
*Name of Acknowledger typed, printed or stamped*



\_\_\_\_\_  
*Commission Number, if any*



Looking at Alley from Back of 225 Oliva St



Alleyway from Back of 225 Oliva





Alleyway from back of Christ property  
From Thomas St across #2 looking at Alley



Looking at Alley From Back of Thomas St Properties  
towards



Looking Towards Alley From Back of  
Thomas Street Properties





ANOTHER VIEW FROM 228 OLIVE ST  
SHOWING CURB CUT FOR DRIVEWAY

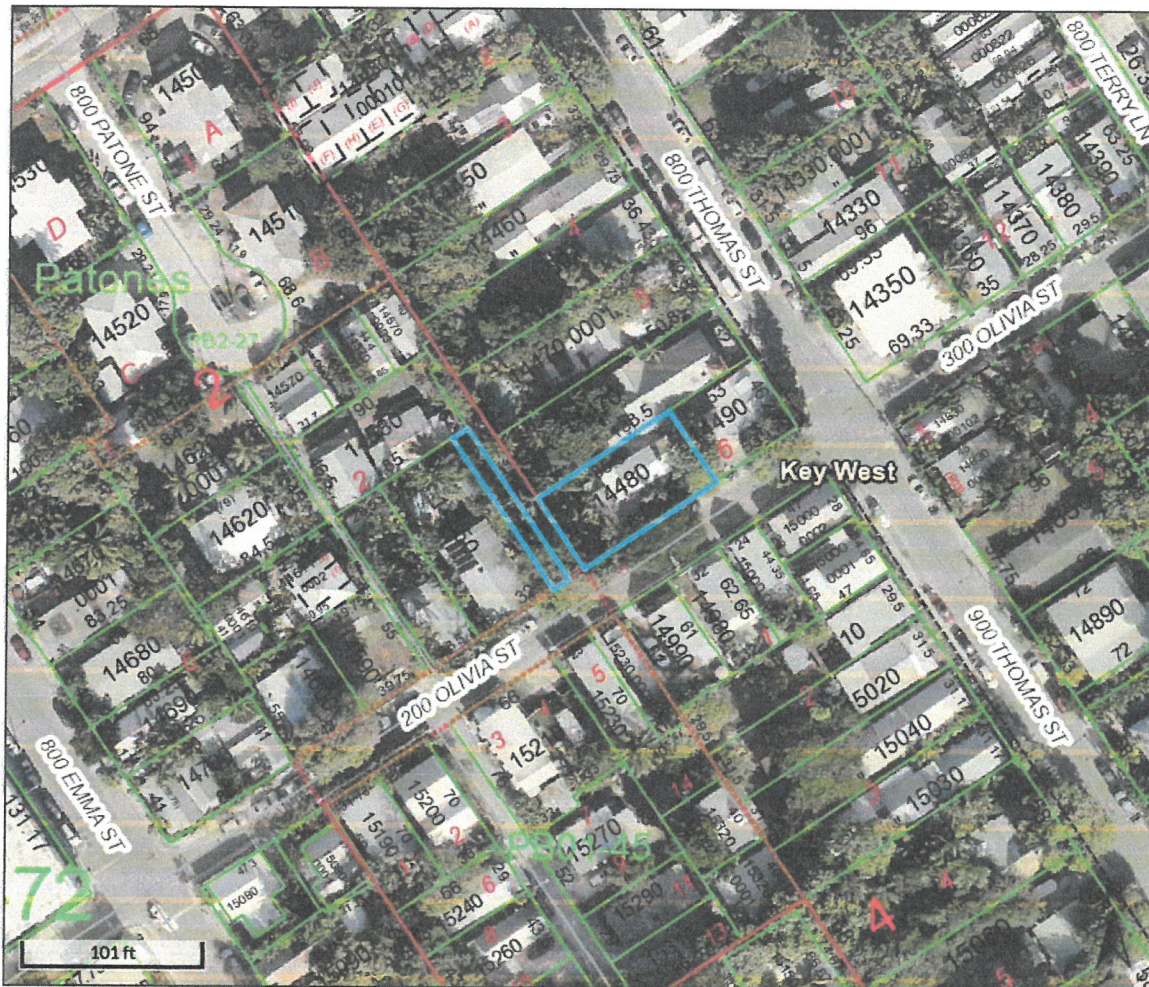


FROM STREET AT 225 OLIVIA ST  
Looking in From ~~Alley~~  
OVER FENCE



From across lot looking in





#### Overview



#### Legend

- Major Roads
- Centerline
- Hooks
- Road Center
- Rights of Way
- Condo Building
- Conservation Easement
- Key Names
- Subdivisions
- Parcels

Parcel ID 00014480-000000

Sec/Twp/Rng 06/68/25

Property Address 225 OLIVIA ST  
KEY WEST

District 11KW

Brief Tax Description KW PT SUB 6 SQR 2 TR 3 J-456 G-723 OR688-225/26 OR690-172/73Q/C OR697-266/67C OR925-637/38 OR1635-2062/64

(Note: Not to be used on legal documents)

Alternate ID 1014877

Class SINGLE FAMILY RESID

Owner Address VAGNONI JOHN R

VAGNONI DEBRA H H/W

225 Olivia ST

Key West, FL 33040

Date created: 12/12/2017

Last Data Uploaded: 12/12/2017 3:58:55 AM



Developed by  
The Schneider Corporation





### Disclaimer

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 data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.

By continuing into this site you assert that you have read and agree to the above statement.

### Summary

**Parcel ID** 00014480-000000  
**Account #** 1014877  
**Property ID** 1014877  
**Millage Group** 11KW  
**Location** 225 OLIVIA ST, KEY WEST  
**Address**  
**Legal** KW PT SUB 6 SQR 2 TR 3 J-456 G-723 OR688-225/26 OR690-172/73Q/C OR697-266/67C OR925-637/38 OR1635-2062/64  
**Description** (Note: Not to be used on legal documents)  
**Neighborhood** 6021  
**Property Class** SINGLE FAMILY RESID (0100)  
**Subdivision**  
**Sec/Twp/Rng** 06/68/25  
**Affordable** No  
**Housing**



### Owner

VAGNONI DEBRA H H/W  
 225 Olivia ST  
 Key West FL 33040

VAGNONI JOHN R  
 225 Olivia ST  
 Key West FL 33040

### Valuation

|                            | 2017       | 2016       | 2015       | 2014       |
|----------------------------|------------|------------|------------|------------|
| + Market Improvement Value | \$174,474  | \$149,596  | \$145,969  | \$142,358  |
| + Market Misc Value        | \$4,342    | \$4,342    | \$3,775    | \$3,432    |
| + Market Land Value        | \$505,597  | \$408,096  | \$280,496  | \$233,375  |
| = Just Market Value        | \$684,413  | \$562,034  | \$430,240  | \$379,165  |
| = Total Assessed Value     | \$207,668  | \$203,397  | \$201,983  | \$200,380  |
| - School Exempt Value      | (\$25,000) | (\$25,000) | (\$25,000) | (\$25,000) |
| = School Taxable Value     | \$182,668  | \$178,397  | \$176,983  | \$175,380  |

### Land

| Land Use               | Number of Units | Unit Type   | Frontage | Depth |
|------------------------|-----------------|-------------|----------|-------|
| RESIDENTIAL DRY (010D) | 3,954.00        | Square Foot | 46.3     | 86    |
| CONTIG SFR DRY (01DZ)  | 970.00          | Square Foot | 10       | 97    |

### Buildings

|                       |                  |                             |                             |
|-----------------------|------------------|-----------------------------|-----------------------------|
| <b>Building ID</b>    | 1037             | <b>Exterior Walls</b>       | B & B with 47% WD FRAME     |
| <b>Style</b>          | 2 STORY ON GRADE | <b>Year Built</b>           | 1918                        |
| <b>Building Type</b>  | S.F.R. - R1 / R1 | <b>Effective Year Built</b> | 2002                        |
| <b>Gross Sq Ft</b>    | 1838             | <b>Foundation</b>           | WD CONC PADS                |
| <b>Finished Sq Ft</b> | 1386             | <b>Roof Type</b>            | GABLE/HIP                   |
| <b>Stories</b>        | 2 Floor          | <b>Roof Coverage</b>        | METAL                       |
| <b>Condition</b>      | GOOD             | <b>Flooring Type</b>        | CONC S/B GRND               |
| <b>Perimeter</b>      | 244              | <b>Heating Type</b>         | FCD/AIR NON-DC with 0% NONE |
| <b>Functional Obs</b> | 0                | <b>Bedrooms</b>             | 3                           |
| <b>Economic Obs</b>   | 0                | <b>Full Bathrooms</b>       | 2                           |
| <b>Depreciation %</b> | 18               | <b>Half Bathrooms</b>       | 1                           |
| <b>Interior Walls</b> | WALL BD/WD WAL   | <b>Grade</b>                | 550                         |
|                       |                  | <b>Number of Fire Pl</b>    | 0                           |

| Code | Description  | Sketch Area | Finished Area | Perimeter |
|------|--------------|-------------|---------------|-----------|
| FLC  | 2 SIDED SECT | 65          | 65            | 0         |



| Code         | Description    | Sketch Area  | Finished Area | Perimeter |
|--------------|----------------|--------------|---------------|-----------|
| FLD          | 3 SIDED SECT   | 130          | 130           | 0         |
| FLA          | FLOOR LIV AREA | 1,191        | 1,191         | 0         |
| OPU          | OP PR UNFIN LL | 297          | 0             | 0         |
| OPF          | OP PRCH FIN LL | 155          | 0             | 0         |
| <b>TOTAL</b> |                | <b>1,838</b> | <b>1,386</b>  | <b>0</b>  |

### Yard Items

| Description | Year Built | Roll Year | Quantity | Units  | Grade |
|-------------|------------|-----------|----------|--------|-------|
| BRICK PATIO | 1983       | 1984      | 1        | 36 SF  | 2     |
| BRICK PATIO | 1983       | 1984      | 1        | 60 SF  | 2     |
| FENCES      | 1983       | 1984      | 1        | 786 SF | 5     |

### Permits

| Number   | Date Issued | Date Completed | Amount  | Permit Type | Notes                                                   |
|----------|-------------|----------------|---------|-------------|---------------------------------------------------------|
| 13-3132  | 7/16/2014   | 12/5/2014      | \$5,625 |             | INSTALL 350SF OF GREY 60 MIL TPO ON LOWER ROOF          |
| 07-1174  | 4/24/2007   | 4/30/2007      | \$280   | Residential | REPLACE ALUMINUM STANDING SEAM ROOF PANEL               |
| 06-3931  | 8/22/2006   | 12/12/2006     | \$7,500 | Residential | RED TAG - REPLACE GLASS, FASCIA, DOORS, & FLOOR OF SHED |
| 98-1652  | 5/28/1998   | 12/31/1998     | \$1,200 | Residential | INSTALL 200 AMP & 2 AC                                  |
| 98-1556  | 5/26/1998   | 12/31/1998     | \$5,700 | Residential | INSTALL 2 SPLIT AC SYSTEM                               |
| B93-2035 | 7/1/1993    | 12/1/1995      | \$2,000 | Residential | COVER EXIST DECK FOR FLA                                |

### Photos



### Map



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



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Last Data Upload: 12/12/2017 3:58:55 AM





# This Indenture,

109987

Whereas said parties, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular, the use of the gender shall include all genders, and if said, the term "said" shall include all the other terms denominated of more than one.

Made this 15th day of FEBRUARY A. D. 1977  
~~Between~~ CLIFTON LASSITER, L. MILERSON, and BERTHA DOBINS, as the Board of Trustees of the Zion Primitive Baptist Church  
of the County of MONROE in the State of FLORIDA  
party of the first part, and JOHN RICHARD VAGNONI, a single man, whose  
mailing address is 225 Olivia, Key West, Florida

of the County of MONROE in the State of FLORIDA  
party of the second part,

Witnesseth that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS, to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part his heirs and assigns forever, the following described land, situate lying and being in the County of MONROE, State of Florida, to wit:

On the Island of Key West and known as Part of Square 2, Tract 3, Lot 6, but better described by metes and bounds as follows:  
COMMENCING at the intersection at the Southwesterly right-of-way at Thomas Street and Northwesterly right-of-way at Olivia Street; thence run in a Southwesterly direction along the Northwesterly right-of-way of Olivia Street 53 feet to the Point of Beginning of the parcel of land hereinafter described from said Point of Beginning; thence continue running in a Southwesterly direction along the Northwesterly right-of-way of Olivia Street 85 feet and 6 inches to a point; thence at a right angle run in a Northwesterly direction 46 feet and 3 inches to a point; thence at a right angle run in a Northeasterly direction 85 feet and 6 inches to a point; thence run at a right angle in a Southeasterly direction 46 feet and 3 inches back to the Point of Beginning.

THIS IS A CORRECTIVE DEED GIVEN TO SHOW THE CORRECT METES AND BOUNDS DESCRIPTION OF THE PROPERTY BEING CONVEYED IN WARRENTY DEED RECORDED IN OR 688 PAGE 225 PUBLIC RECORDS OF MONROE COUNTY, FLORIDA.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Donald M. Bonifant  
Witnesses as to Lassiter

W. H. Sanders

W. H. Sanders  
Witnesses as to Milerson

W. H. Sanders  
Witnesses as to Dobins

State of Florida

County of Monroe

Clifton Lassiter  
CLIFTON LASSITER

L. Milerson  
L. MILERSON

Bertha Dobins  
BERTHA DOBINS

I Hereby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CLIFTON LASSITER, as Trustee of the Zion Primitive Baptist Church,

to me well known and known to me to be the individual described in and who executed the foregoing deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West, and State of Florida, this 15th day of February, A. D. 1977

My Commission Expires 1980

Donald M. Bonifant  
Notary Public

THIS INSTRUMENT PREPARED BY

ATTORNEY AT LAW

417 EATON STREET, KEY WEST, FLORIDA 33040



STATE OF New York  
COUNTY OF Livingston

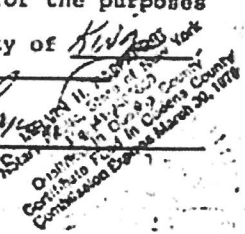
EE: 697 PAGE 267

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, L. MILERSON, a Trustee of the Zion Primitive Baptist Church, to me well known and known to me to be the individual described in and who executed the foregoing deed, and \_\_\_\_\_ acknowledged before me that \_\_\_\_\_ executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Beekmantown County of Livingston and State of New York this FEB 25 day of 1977 A.D. 1977.

My Commission Expires 3/30/78

Nicholas H. Harris  
Notary Public



STATE OF Florida  
COUNTY OF Monroe

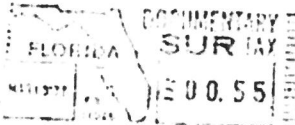
RECORDED IN OFFICE RECORD BOOK  
OF COUNTY, FLORIDA  
PAGE 4. 1978  
BOOK 27 1978  
INDEXED

I HEREBY CERTIFY That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, BERTHA DOBINS, a Trustee of the Zion Primitive Baptist Church, to me well known and known to me to be the individual described in and who executed the foregoing deed, and she acknowledged before me that she executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at Bayport County of Monroe and State of Florida, this 15th day of February A.D. 1977.

My Commission Expires 11-6-80

Bertha M. Brownfield  
Notary Public



Deed

TO

Date

ABSTRACT OF DESCRIPTION





# This Indenture

106404

Wherever used herein, the term "party" shall include the heirs, personal representatives, successors and/or assigns of the respective parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 4th

day of JANUARY

A. D. 1977,

Between

CLIFTON LASSITER, L. MILERSON AND BERTHA DOBINS, as the Board of Trustees of the Zion Primitive Baptist Church,

MONROE and State of FLORIDA, of the County of  
and JOHN RICHARD VAGNONI, a single man, whose party of the first part,  
address is 225 Oliver Street, Key West, Florida

MONROE and State of FLORIDA, of the County of  
**Witnesseth**, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD & VALUABLE CONSIDERATIONS ~~DEBTS~~ in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the first part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of MONROE State of Florida, to wit:

Part of Square 2, Tract 3, Lot 6, but better described by metes and bounds as follows: COMMENCING at the intersection of the Southwesterly right of way at Thomas Street and Northwesterly right of way at Olivia Street; thence run in a Southwesterly direction along the Northwesterly right of way of Olivia Street 138.6 feet to the point of beginning of the parcel of land hereinafter described from said point of beginning; thence continue along the right of way of Olivia Street 10 feet; thence at right angles a distance of 46.3 feet to a point; thence at right angles 10 feet to a point; thence at right angles 46.3 feet back to the point of beginning.

## To Have and to Hold

the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written. ZION PRIMITIVE BAPTIST CHURCH

Signed, Sealed and Delivered in Our Presence:

Robert T. Jell

BY: Clifton Lassiter  
CLIFTON L. LASSITER

Donathy M. Bronfman  
Witnesses as to Lassiter and Dobins

Myrtle Sanders

L. Milerson  
L. MILERSON

Bertha Dobins  
BERTHA DOBINS  
TRUSTEES

Jonathan Bostick  
Witnesses as to Milerson.

State of Florida.

County of MONROE

I Hereby Certify

That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, CLIFTON L. LASSITER, L. MILERSON AND BERTHA DOBINS, as Trustees of the Zion Primitive Baptist Church,

to me well known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West

County of Monroe

day of JANUARY A. D. 1977, and State of Florida, this 4th

Donathy M. Bronfman  
Notary Public  
My Commission Expires 11-6-80

THIS INSTRUMENT PREPARED BY:  
B. T. Feldman  
FELDMAN & EDEN, P.A. ATTORNEYS AT LAW  
336 DUVAL STREET, KEY WEST, FLA. 33040



367576

**This Indenture**

Whichever word herein, the term "party" shall include the heirs, personal representatives, successors and assigns of the respective parties hereto, the use of the singular number shall include the plural, and the plural the singular, the use of any gender shall include all genders, and, if used, the term "date" shall include all the dates herein mentioned of more than one.

Made this 1st day of November A. D. 1984  
Between JOHN RICHARD VAGNONI, joined by DEBRA H. VAGNONI, his wife

of the County of  
Monroe and State of Florida, party of the first part,  
and JOHN RICHARD VAGNONI and DEBRA H. VAGNONI, his wife  
225 Olivia Street, Key West, Florida 33040

of the County of  
Monroe and State of Florida, party of the second part,  
Witnesseth, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has remised, released and quitclaimed, and by these presents does remise, release and quitclaim unto the said party of the second part all the right, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Monroe State of Florida, to wit:

On the Island of Key West and known as Part of Square 2, Tract 3, Lot 6, but better described by notes and bounds as follows: COMMENCING at the intersection at the Southwesterly right-of-way at Thomas Street and Northwesterly right-of-way at Olivia Street; thence run in a Southwesterly direction along the Northwesterly right-of-way of Olivia Street 53 feet to the Point of Beginning; thence continue running in a Southwesterly direction along the Northwesterly right-of-way of Olivia Street 85 feet and 6 inches to a point; thence at a right angle run in a Northwesterly direction 46 feet and 3 inches to a point; thence at a right angle run in a Northeasterly direction 85 feet and 6 inches to a point; thence run at a right angle in a Southeasterly direction 46 feet and 3 inches back to the Point of Beginning.

ALSO

SEE REVERSE SIDE

DS Paid .45 Date 11/1/84  
MONROE COUNTY  
DANNY L. BOLIDGE, CLERK CIR. CT.  
By Nanda P. [Signature] DC

To Have and to Hold the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

[Signature]  
[Signature]

[Signature]  
JOHN RICHARD VAGNONI  
[Signature]  
DEBRA H. VAGNONI

State of Florida.

County of Monroe

I, [Signature] Notary Public, That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments,  
JOHN RICHARD VAGNONI and DEBRA H. VAGNONI

to me well known to be the person described in and who executed the foregoing instrument and they acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at Key West  
County of Monroe and State of Florida; this 1st  
day of November A. D. 1984

[Signature]  
Notary Public  
My Commission Expires 5/19/85

THIS INSTRUMENT PREPARED BY:

[Signature]

ATTORNEY AT LAW

FELDMAN &amp; EDEN

417 KATHOL STREET - KEY WEST, FL. 33040



Part of Square 2, Tract 3, Lot 6, but better described by metes and bounds as follows: COMMENCING at the intersection of the Southwesterly right of way at Thomas Street and Northwesterly right of way at Olivia Street; thence run in a Southwesterly direction along the Northwesterly right of way of Olivia Street 138.6 feet to the point of beginning of the parcel of land hereinafter described from said point of beginning; thence continue along the right of way of Olivia Street 10 feet; thence at right angles a distance of 46.3 feet to a point; thence at right angles 10 feet to a point; thence at right angles 46.3 feet back to the point of beginning.

The purpose of this deed is to create a tenancy by the entirety.

Recorded in Official Records Book  
in Monroe County, Florida  
Record Verified  
DANNY L. KOLPAGE  
Clerk Circuit Court

Quit-Claim-Deed

19

Dated



RCD Jun 01 2000 10:53AM  
DANNY L KOLHAGE, CLERK

Grantee: John R. Vagnoni  
Address: 225 Olivia Street  
Key West, FL 33040

DEED DOC STAMPS 0.70  
06/01/2000 JP DEP CLK

SS#: [REDACTED]  
Parcel #:

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**QUIT CLAIM DEED**

THIS INDENTURE made this 3rd day of May 2000, by and between Michael Baier, a married man, party of the first part, and John R. Vagnoni and Debra H. Vagnoni, his wife, whose address is 225 Olivia Street, Key West, FL 33040, party of the second part;

WITNESS that the said parties of the first part, for and in consideration of the sum of ten (\$10.00) dollars and other good and valuable consideration to them in hand paid by the party of the second part, the receipt thereof is hereby acknowledged, have remised, released and quitclaimed, and by these presents do remise, release and quitclaim unto the said party of the second part the following described land, situate, lying and being in the County of Monroe, State of Florida, to wit;

On the Island of Key West and known as **WILLIAM A. WHITEHEAD'S MAP** delineated in February, AD 1829 as part of Lot Two (2) in Square Two (2) of Tract Three (3) on the Island of Key West:

**COMMENCING** at a point on Olivia Street one hundred fifty feet and six inches (150'6") from the corner of Olivia and Thomas Streets and running thence along Olivia Street in a southwesterly direction ten (10) feet; thence at right angles in a northwesterly direction ninety seven (97) feet; thence at right angles in a northeasterly direction ten (10)

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feet; thence at right angles in a southeasterly direction ninety seven (97) feet to the Point of Beginning.

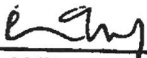
**SUBJECT TO** taxes for the year 2000 and subsequent years, conditions, reservations, limitations and easements of record.

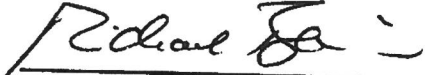
**This is not Homestead property nor contiguous to Homestead property of the grantor(s).**

**TO HAVE AND TO HOLD** the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all estate, right, title, interest and claim whatsoever of the said parties of the first part, either in law or in equity, to the only proper use, benefit, and behoof of the said parties of the second part.

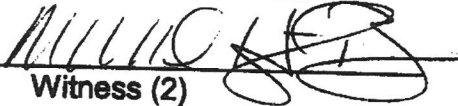
**IN WITNESS WHEREOF** the Parties of the first part have hereunto set their hands and seals the day and year first above written.

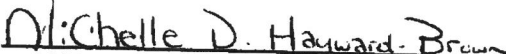
**SIGNED, SEALED AND DELIVERED  
IN OUR PRESENCE:**

  
Witness (1)

  
Michael Baier

  
Witness Printed Name

  
Witness (2)

  
Witness Printed Name

STATE OF FLORIDA  
COUNTY OF MONROE

FILE #1182119  
BK#1635 PG#2064

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, **Michael Baler**, who is personally known to me to be the individual described in and who executed the foregoing deed, or who produced identification in the form of <sup>FL DL #</sup> B600-540-40-457-0 and he acknowledged before me that he executed the same freely and voluntarily for the purpose therein expressed and they did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the said County and State aforesaid this 30<sup>th</sup> day of MAY 2000.

  
NOTARY PUBLIC



Cameron Murray  
My Commission CC817373  
Expires January 29, 2001

My Commission Expires:

MONROE COUNTY  
OFFICIAL RECORDS

Prepared by and return to:

Charles M. Milligan, Esq.  
513 Whitehead St.  
P.O. Box 1367  
Key West, FL 33041-1367  
305-294-8885