

**A RESOLUTION BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY ACCEPTING A "SATISFACTION OF MORTGAGE" WITH E & C CONSTRUCTION OF ST. AUGUSTINE, INC., FOR LOT 19, BLOCK 116 AFRO-AMERICAN SUBDIVISION DANCY TRACT, AND AUTHORIZING THE CHAIRMAN TO EXECUTE THE "SATISFACTION OF A MORTGAGE" ON BEHALF OF THE COMMUNITY REDEVELOPMENT AGENCY.**

**RECITALS**

**WHEREAS**, the St. Johns County Community Redevelopment Agency acting as the "Mortgagee" entered into a mortgage agreement with E & C Construction of St. Augustine, Inc., the "Mortgagor" on December 2, 2004 for Lot 19, Afro-American Subdivision of Block 116 Dancy Tract as recorded in Map Book 4, Page 8 of the Public Records of St. Johns County, Florida; and

**WHEREAS**, the terms of the "Promissory Note" granted that the principle amount \$6,000.00 of the mortgage shall accrue zero (0%) interest for a period of twelve (12) months after the execution of the mortgage, and that upon the conclusion of that twelve (12) month period an annual interest rate of eighteen (18%) per cent per annum will occur until the principle mortgage amount is paid in full; and

**WHEREAS**, E & C Construction of St. Augustine, Inc., has complied with the terms of the mortgage and promissory note and tendered a check the St. Johns County Redevelopment Agency containing for both principle and interest in the amount of \$6,627.52.

**NOW THEREFORE, BE IT RESOLVED** by the St. Johns County Community Redevelopment Agency, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The St. Johns County Community Redevelopment Agency, accepts complete payment of the mortgage held on Lot 19, Block 116 Afro-American Subdivision Dancy Tract as recorded in Map Book 4, Page 8 of the Public Records of St. Johns County, Florida and authorizes the Chairman to execute a satisfaction of mortgage on said mortgage on behalf of the Community Redevelopment Agency.

St. Johns County Community  
Redevelopment Agency

By: James E. Bryant  
James E. Bryant, Chairman

**ATTEST:** Cheryl Strickland, Clerk

By: Cheryl Strickland  
Deputy Clerk

RENDITION DATE 7/26/2006

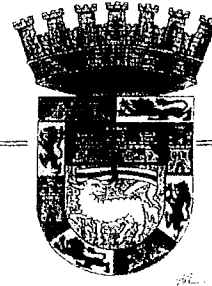


*St. Johns County Board of County Commissioners*

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LAND MANAGEMENT SYSTEMS  
Real Estate Division

4020 Lewis Speedway  
SAINT AUGUSTINE, FLORIDA  
32084



PHONE: (904) 209-0788  
FAX: (904) 209-0789  
nbradbury@co.st-johns.fl.us

January 5, 2006

RE: Payoff of mortgage from E & C Construction recorded in OR 2330/1897  
Lot 19 Block 116

Dear Sir or Madam:

Payoff amount as of June 25, 2006: \$6,592.00

If the closing occurs after the June 25, 2006 date the pro-rated interest accrues at \$2.96 per day and should be added to the amount of payoff amount atated above for each day that exceeds the June 25<sup>th</sup> date.

Payable to: St. Johns County Community Redevelopment Agency

Mail or deliver to: St. Johns County Real Estate Division, 4020 Lewis Speedway,  
St. Augustine, FL 32084 – Attn: John Schwab

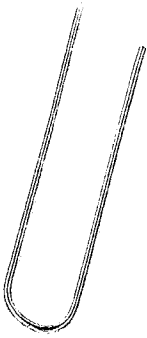
If you have any questions or need anything else please feel free to contact me. Thank you.

Sincerely,

John Schwab  
Real Estate Coordinator

ATB  
122-F

1251  
16



Public Records of  
St. Johns County, FL  
Clerk# 04-089752  
O.R. 2330 PG 1897  
08:19AM 12/07/2004  
REC \$65.00 SUR \$72.50  
Doc Stamps \$21.00  
Int Tax \$12.00

This instrument prepared by:  
Ronald W. Brown, Esquire  
66 Cuna Street, Suite A  
St. Augustine, Florida 32084

MORTGAGE DEED

THIS MORTGAGE DEED, made and executed this 2nd day of December, 2004, by, E & C Construction of St. Augustine, Inc., a Florida Corporation, whose address is 255 North Washington Street, St. Augustine, FL, 32084, hereinafter called the "Mortgagor," which term shall include the, legal representatives, successors and assigns of the said Mortgagor wherever the context so requires or admits, to the ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY, whose address is 3149 Ponce de Leon Boulevard, Suite 9, St. Augustine, Florida 32084, hereinafter called the "Mortgagee," which term shall include the legal representatives, successors and assigns of the said Mortgagee wherever the context so requires or admits.

WITNESSETH; That for good and valuable consideration, and also in consideration of the aggregate sum of SIX THOUSAND and 00/100 Dollars, (\$6,000.00), named in the Promissory Note of even date herewith, a copy of which is attached hereto as Exhibit "B," providing for payment of principal, interest and advancements paid by the Mortgagee, if any, the said Mortgagor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said Mortgagee, its successors, and assigns all that certain piece, parcel or tract of land, of which the said Mortgagor is now seized and possession and in actual possessed, situate in the County of St. Johns and State of Florida, described as follows ("The Property"):

Lot 19, Afro American Subdivision of Block 116 Dancy Tract as recorded in Map Book 4, page 8 of the Public Records of St. Johns County, Florida.  
(Site #45 Lot ID# 134);

and (i) all personal property and fixtures now or hereafter affixed to or located on the Property that are deemed to be fixtures and a part of the real property under applicable law; (ii) all articles of personal property and all materials delivered to the Property for use in any way thereon and owned by Mortgagor; (iii) all contract rights, general intangibles, actions and rights in action, including all rights to insurance policies and proceeds and all utility reservations and right to receive utility services and any fees or charges paid by Mortgagor or on its behalf in connection therewith; (iv) all equipment, including parts, accessories, attachments, special tools, additions and accessions thereto; and (v) all proceeds, products, replacements, additions, substitutions, renewals and

ANASTASIA TITLE SERVICES, INC.  
ESCROW ACCOUNT

1663

DATE  
07/05/2006

DESCRIPTION

AMOUNT

Payoff to: St. Johns County

\$6,627.52

*John 7-7-06*

PAYEE: St. Johns County

\$6,627.52

The ATA 1123 EFC Construction, Inc. 11111  
300 Avey Street, St. Augustine, FL 32084  
Tel: 321-326-7100 Fax: 321-326-7100

ANASTASIA TITLE SERVICES, INC.  
ESCROW ACCOUNT

670 ATA BEACH BLVD., UNIT B  
ST. AUGUSTINE BEACH, FL 32080

AMSOUTH BANK  
THE RELATIONSHIP PEOPLE

1663

63-466/631

DATE	NUMBER	AMOUNT
07/05/2006	1663	\$6,627.52

PAY\*\*\*\*\*Six Thousand Six Hundred Twenty Seven and 52/100s dollars  
TO THE  
ORDER OF St. Johns County Community Redevelopment Agency

The ATA 1123 EFC Construction, Inc. 11111  
300 Avey Street, St. Augustine, FL 32084  
Tel: 321-326-7100 Fax: 321-326-7100

*Camela J. Spore*

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