

CRA RESOLUTION NO. 2008- 1

A RESOLUTION BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF SEVENTY-SEVEN (77) LOTS OWNED BY THE AGENCY TO THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY IN CONNECTION WITH THE AUTHORITY'S FLORIDA HOUSING FINANCE CORPORATION COMMUNITY WORKFORCE HOUSING INNOVATION PILOT PROGRAM GRANT FOR AFFORDABLE AND WORKFORCE HOUSING IN THE WEST AUGUSTINE COMMUNITY REDEVELOPMENT AREA IN ST. JOHNS COUNTY.

RECITALS

WHEREAS, St. Johns County acquired 388 lots in December of 2002 for the purpose of providing affordable housing in West Augustine; and

WHEREAS, St. Johns County in May of 2004 authorized the transfer of these lots to the St. Johns County Community Redevelopment Agency (CRA) to implement an infill housing program; and

WHEREAS, on October 31, 2006, and January 9, 2007, St. Johns County and the CRA, respectively, authorized the Housing Finance Authority of St. Johns County (HFA) to submit a Community Workforce Housing Innovation Pilot Program (CWHIP) application to the Florida Housing Finance Corporation for \$5,000,000 in grant funding for affordable and workforce housing in the West Augustine Community Redevelopment Area; and

WHEREAS, in May of 2007, Florida Housing Finance Corporation selected the HFA's application for funding; and

WHEREAS, to comply with the terms of the CWHIP grant, the lots utilized in the CWHIP program to be developed by the HFA need to be transferred to the HFA; and

WHEREAS, the HFA has requested that seventy-seven (77) lots be conveyed by Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to the HFA, in connection with the CWHIP grant project; and

WHEREAS, the CWHIP grant project will serve the interests of St. Johns County and the CRA.

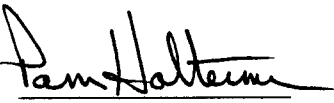
NOW, THEREFORE, BE IT RESOLVED BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY AS FOLLOWS:

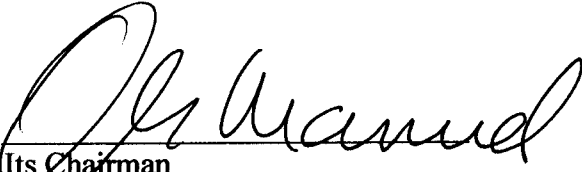
1. The above recitals are hereby incorporated into the body of this Resolution, and are adopted as findings of fact.
2. The St. Johns County Community Redevelopment Agency hereby authorizes the Chairman or Vice Chairman of the Agency to execute a Deed conveying to the Housing Finance Authority of St. Johns County the ownership in fee simple of the designated seventy-seven (77) lots.
3. The Clerk of Courts of St. Johns County is instructed to record the original Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this eighteenth day of March, 2008.

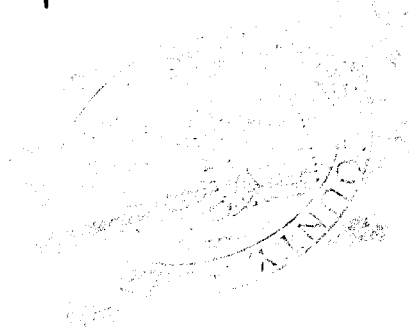
ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY

ATTEST:


Deputy ~~Its~~ Clerk

By: 
Its Chairman

RENDITION DATE 3/20/08



This Instrument Prepared By:
Nanette Bradbury
St. Johns County Real Estate Division
4020 Lewis Speedway
St. Augustine FL 32084

DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this ____ day of _____, 2008, by **ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**, a public community redevelopment agency of the State of Florida, as created by St. Johns County Resolution 2000-146, as amended, whose address is, 4020 Lewis Speedway, St. Augustine FL 32084, hereinafter "Grantor", to, **HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY**, a public body corporate and politic of the State of Florida, as created by St. Johns County Ordinance No. 80-7, as amended, and St. Johns County Resolution No. 80-25, as amended, whose address is 102 M. L. King Avenue, Suite B, St. Augustine, FL 32084, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of organizations).

WITNESSETH;

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")

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

THIS DEED is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;

- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

RESERVING UNTO THE GRANTOR, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals and metals that are may be in, on, or under the said land and an undivided one-half interest in all petroleum that is or may be in, or on, or under said land with the privilege to mine and develop the same.

IN WITNESS WHEREOF the St. Johns County Community Redevelopment Agency has caused the presents to be executed in its name by its Chairman the day and year aforesaid.

**ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

By: _____
Thomas G. Manuel, Its Chairman

ATTEST: Cheryl Strickland, Its Clerk

By: _____
Its Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by Thomas G. Manuel, the Chairman of the St. Johns County Community Redevelopment Agency, on behalf of the Agency. He is personally known to me.

Notary Public State of Florida
My Commission Expires: _____

Exhibit "A" to Deed

Parcel#115750-0050

Afro American Subdivision of Block 71 Dancy Tract Lot 5 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115750-0060

Afro American Subdivision of Block 71 Dancy Tract Lot 6 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0000

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 1 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0020

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 2 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0070

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 7 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0100

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 10 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0110

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 11 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0120

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 12 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0130

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 13 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0140

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 14 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0170

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 17 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0190

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 19 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#116630-0040

Afro American Subdivision of Block 81 Dancy Tract Lot 4 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#116630-0050

Afro American Subdivision of Block 81 Dancy Tract Lot 5 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#116640-0130

Afro American Subdivision of Block 81 Dancy Tract Lot 13 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#116640-0140

Afro American Subdivision of Block 81 Dancy Tract Lot 14 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#116640-0150

Afro American Subdivision of Block 81 Dancy Tract Lot 15 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117310-0020

Afro American Subdivision of Block 90 Dancy Tract Lot 2 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117310-0030

Afro American Subdivision of Block 90 Dancy Tract Lot 3 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117310-0040

Afro American Subdivision of Block 90 Dancy Tract Lot 4 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117310-0050

Afro American Subdivision of Block 90 Dancy Tract Lot 5 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117310-0060

Afro American Subdivision of Block 90 Dancy Tract Lot 6 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117310-0070

Afro American Subdivision of Block 90 Dancy Tract Lot 7 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117310-0080

Afro American Subdivision of Block 90 Dancy Tract Lot 8 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117320-0070

Afro American Subdivision of Block 91 Dancy Tract Lot 7 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117320-0080

Afro American Subdivision of Block 91 Dancy Tract Lot 8 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117320-0090

Afro American Subdivision of Block 91 Dancy Tract Lot 9 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117320-0100

Afro American Subdivision of Block 91 Dancy Tract Lot 10 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117320-0110

Afro American Subdivision of Block 91 Dancy Tract Lot 11 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117320-0120

Afro American Subdivision of Block 91 Dancy Tract Lot 12 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117340-0170

Afro American Subdivision of Block 91 Dancy Tract Lot 17 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117340-0180

Afro American Subdivision of Block 91 Dancy Tract Lot 18 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117340-0190

Afro American Subdivision of Block 91 Dancy Tract Lot 19 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117340-0200

Afro American Subdivision of Block 91 Dancy Tract Lot 20 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117340-0210

Afro American Subdivision of Block 91 Dancy Tract Lot 21 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#117790-0000

Afro American Subdivision of Block 98 Dancy Tract Lot 1 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117790-0020

Afro American Subdivision of Block 98 Dancy Tract Lot 2 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117790-0030

Afro American Subdivision of Block 98 Dancy Tract Lot 3 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117790-0280

Afro American Subdivision of Block 98 Dancy Tract Lot 28 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117790-0290

Afro American Subdivision of Block 98 Dancy Tract Lot 29 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117790-0300

Afro American Subdivision of Block 98 Dancy Tract Lot 30 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117800-0250

Afro American Subdivision of Block 99 Dancy Tract Lot 25 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117800-0260

Afro American Subdivision of Block 99 Dancy Tract Lot 26 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117800-0270

Afro American Subdivision of Block 99 Dancy Tract Lot 27 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117800-0280

Afro American Subdivision of Block 99 Dancy Tract Lot 28 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117800-0290

Afro American Subdivision of Block 99 Dancy Tract Lot 29 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#117800-0300

Afro American Subdivision of Block 99 Dancy Tract Lot 30 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#118240-0000

Afro American Subdivision of Block 107 Dancy Tract Lots 1 thru 7 & 24 thru 26 (Ex West 50 ft. for County Road) as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#118250-0150

Afro American Subdivision of Block 108 Dancy Tract Lot 15 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#118250-0160

Afro American Subdivision of Block 108 Dancy Tract Lot 16 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#118250-0170

Afro American Subdivision of Block 108 Dancy Tract Lot 17 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#118250-0240

Afro American Subdivision of Block 108 Dancy Tract Lot 24 as recorded in Map Book 4 Page 28 of the Public Records of St. Johns County, Florida.

Parcel#118370-0000

Afro American Subdivision of Block 116 Dancy Tract Lots 1 thru 8 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118470-0000

Afro American Subdivision of Block 122 Dancy Tract Lots 24 thru 27 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118472-0080

Afro American Subdivision of Block 124 Dancy Tract Lot 8, 9, 10 and 11 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.