

RESOLUTION NO. 85-161

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Foxhill Estates, Inc., as Owner, has tendered a Warranty Deed (OR 687 page 935) dated October 23, 1985 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the land described therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above described Warranty Deed is hereby accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance shall not be deemed an acceptance requiring construction or maintenance on the subject property by the County.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 12 day of November, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Henry Waldron
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kert
Deputy Clerk

WARRANTY DEED FROM CORPORATION

This Warranty Deed Made and executed the 23rd day of October A. D. 1985 by FOXHILL ESTATES, INC.

a corporation existing under the laws of Florida, and having its principal place of business at hereinafter called the grantor, to

ST. JOHNS COUNTY, a Political Subdivision of Florida whose postoffice address is P.O. Box 1533, St. Augustine, FL 32084

hereinafter called the grantee:

(Whoever 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)

Witnesseth: That the grantor, for and in consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

SUBJECT TO Taxes for the year 1985 and thereafter.

FLORIDA DOCUMENTARY STAMP TAX PAID
Date 10-23-85 Amt 615.00
CARL "BUD" MARKEL
Clerk Circuit Court St. Johns County
By [Signature] Deputy Clerk

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

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

And the grantor hereby covenants with said grantee that it is lawfully setzed of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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

In Witness Whereof

the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

(CORPORATE SEAL)

ATTEST: _____
Secretary

FOXHILL ESTATES, INC.

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

By [Signature]
Randall C. Dix, It's President

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared

RANDALL C. DIX, President, FOXHILL ESTATES, INC.

well known to me to be the President and XXXXXXXXXXXXXXXXXXXXXXXX respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of October, A. D. 19 85.

THIS INSTRUMENT WAS PREPARED AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS AS SET FORTH IN TITLE INSURANCE COMMITMENT ISSUED BY COLLINS TITLE AND ABSTRACT CO., INC.

This Instrument prepared by:
Address

COLLINS TITLE AND ABSTRACT CO., INC.
139 King Street
St. Augustine, FL 32084
Pamela G. Cunningham
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Sept. 12, 1987

A tract of land in Section 36, Township 7 South, Range 29 East, St. Johns County, Florida, and more fully described as follows:

Commence at the Southeast corner of Section 48, Township 7 South, Range 29 East; thence N 0° 19' 45" W, 188.43 feet along the East line of said Section 48; thence N 89° 23' E, 576.03 feet, more or less, along the North line of Lots 9 and 10, Unit No. 2 of St. Augustine Heights Subdivision as recorded in Map Book 10, Page 28, of the public records of St. Johns County, Florida, to a point on the East right of way line of an existing 66 foot wide County Road as recorded in Deed 252, Page 180, of the public records of St. Johns County, Florida, for the point of beginning; thence continue N 89° 23' E 389.66 feet to a point on the West right of way line of Florida East Coast Railway Company; thence N 3° 33' 09" W 1,126.47 feet along the West right of way line of Florida East Coast Railway company; thence S 89° 28' 41" W 419.24 feet to a point on the East Right of Way line of the before referenced 66 foot wide County Road; Thence S 5° 03' E 1,129.06 feet along the East right of way line of said County Road to the Point of Beginning, containing 10.45 acres, more or less.

VERIFIED BY


FILED AND RECORDED IN
 PUBLIC RECORDS OF
 ST. JOHN'S COUNTY, FLA.

1985 OCT 23 PM 12:30

Carl "Bud" Markel
 CLERK OF CIRCUIT COURT