

RESOLUTION NO. 85-42

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

WHEREAS, General Development Corporation, as owner, has tendered two deeds to the Board of County Commissioners of St. Johns County, Florida, conveying to the County land known as Tract H in Julington Creek Unit Two and Tract K in Julington Creek Unit Seven.

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

Section 1. The above-described deeds are 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 of the property by the County.

Section 2. The Clerk is instructed to record the deeds in the official public records of St. Johns County at County's expense.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 26th day of March, 1985.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Nancy Walden
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Marie Hudson
Deputy Clerk

This instrument prepared by:
PETER L. BRETON, ESQUIRE
1111 So. Bayshore Drive
Miami, Florida 33131

WARRANTY DEED

THIS WARRANTY DEED Made and entered this 22nd day of February 1985 by GENERAL DEVELOPMENT CORPORATION, a corporation existing under the laws of Delaware, and having its principal place of business at 1111 South Bayshore Drive, Miami, Florida 33131, hereinafter called the Grantor, to ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Drawer 349, St. Augustine, Florida 32084, hereinafter called the Grantee:

(Wherever 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, vis:

Tract H of JULINGTON CREEK UNIT TWO, according to the plat thereof, as recorded in Map Book 16, Page 52 of the Public Records of St. Johns County, Florida.

Provided, however, that this deed is made subject to, and upon an express condition that should the Grantee cease to use the foregoing land for public purposes, then, and in that event the title to said property shall revert to and vest in the Grantor, its successors and assigns.

This Deed is executed subject to taxes assessed for the year 1985 and all subsequent years and to conditions, easements, limitations and restrictions of record.

TOGETHER with a non-exclusive easement for access, ingress and egress to Tract H, over, upon and across Tract B of JULINGTON CREEK UNIT TWO.

RESERVING unto the Grantor the right to enter upon Tract H for the purpose of completing the construction of the subdivision improvements in said UNIT TWO.

ALSO reserving unto GENERAL DEVELOPMENT UTILITIES, INC., the right to all subsurface water lying below 400 feet for the development of the potable water supply, together with the right to install wells and the right of access, ingress and egress thereto.

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.


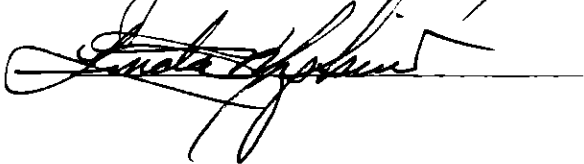
AND the Grantor hereby covenants with said Grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances except as above set forth.

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.

ATTEST:  GENERAL DEVELOPMENT CORPORATION
PETER L. BRETON, ASST. SECTY.

Signed, sealed and delivered
in the presence of:

BY: 
HAROLD W. FENNO, SR. VICE PRES


(CORPORATE SEAL)

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared HAROLD W. FENNO, Senior Vice President and PETER L. BRETON, Assistant Secretary, 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 22nd day of February 1985.

My Commission Expires:


NOTARY PUBLIC
State of Florida at Large

NOTARY PUBLIC STATE OF FLORIDA
BONDED THROUGH GENERAL INSURANCE UNDER
MY COMMISSION EXPIRES JULY 24 1984