

RESOLUTION NO. 87-191
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, K.S. Toney, as owner, has tendered a Warranty Deed, dated September 4th, 1987 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the lands described therein for a park and related uses and containing reverter and other special conditions.

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.

Section 2. The Clerk is instructed to file the title policy and to record the Warranty Deed in the official public records of St. Johns County at County expense.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 8th day of September, 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent
Deputy Clerk

87-24459

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
501 Atlantic Bank Building
St. Augustine, Florida 32084

WARRANTY DEED O.R. 756 PG 1094

THIS INSTRUMENT, Made this A day of September, 1987, Between K. S. TONEY, Grantor, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is P.O. Box 300, St. Augustine, Fla. part of the County of St. Johns and State of Florida, Grantees.

WITNESSETH, That said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

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

SUBJECT TO THOSE MATTERS CONTAINED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

and said Grantor 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, Grantor has hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered in the presence of:

E. Du Smith

Lisa R. Huffman

K. S. Toney

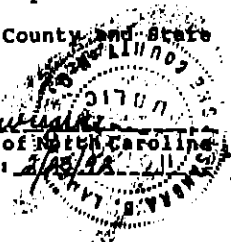
K. S. Toney

STATE OF NORTH CAROLINA
COUNTY OF ASHE-----

I HEREBY CERTIFY that on this day before me personally appeared K. S. TONEY, to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of September, 1987.

Sandra B. Hawkins
Notary Public, State of North Carolina
My Commission Expires: April 21, 1991



* conveying his individually owned, non-homestead property.

Exhibit "A"

A parcel of land in Sections 2 and 3, Township 8 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

For a point of Commencement use the intersection of the South right-of-way line of Brinkhoff Road (as now established for a 66 foot right-of-way) and the West line of Wildwood Drive (formerly Napier Road and now established for a 66 foot right-of-way); thence South 1 degree 04 minutes 37 seconds East along said West right-of-way line 822.0 feet to the POINT OF BEGINNING; thence continue South 1 degree 04 minutes 37 seconds East, 588.15 feet to the P.C. of a curve to the left having a radius, chord and chord bearing of 988.37 feet, 397.48 feet, and South 12 degrees 40 minutes 37 seconds East (respectively); thence around the arc of said curve, 400.21 feet to the North line of the 5 acre Optional Parcel for the Day School (said 5 acre parcel is shown on Exhibit "B-1" attached hereto); thence South 88 degrees 23 minutes 13 seconds West, along the North line of said parcel and its extension Westerly, 1807.33 feet; thence North 7 degrees 11 minutes 20 seconds West, 987.12 feet; thence North 88 degrees 31 minutes 10 seconds East, 1832.47 feet to the POINT OF BEGINNING.

Verified by:

ROR. / KRE

Documentary Tax Pd. \$.55

\$ 0 Intangible Tax Pd.

Carl "Bud" Marshall, Clerk St. Johns

County By: *[Signature]* D.C.

1. The restriction hereby placed upon said real property restricting the use of same only for public recreational purposes, including the construction and operation of a St. Johns County Administration and Maintenance Complex for St. Johns County Park and Recreational purposes, and for temporary governmental and cultural uses.

2. A right of reverter hereby reserved by the Grantor, whereby if said real property is not used for public recreational purposes within three years from the date of this Warranty Deed or if same ever ceases to be used for public recreational purposes for one continuous year, title to said property shall revert to the Grantor or his assigns.

3. The terms and provisions of the Treaty Ground Planned Unit Development Ordinance, Ordinance Number 87-37, as recorded in Ordinance Book 8, Pages 221 through 228, Public Records of St. Johns County, Florida, and as amended from time to time.

