

RESOLUTION NO. 87-43

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

WHEREAS, Cecilia Mira Masters,
as owner, has tendered a warranty deed,
dated March 4, 1987 to the Board of County
Commissioners of St. Johns County, Florida conveying to the County the
land described thereon

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.

Section 2. The Clerk is instructed to file the title search
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 10th day of March 1987.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Cheryl Kent
Deputy Clerk



**ST. JOHNS COUNTY
TITLE & ABSTRACT**

93A ORANGE STREET, P.O. BOX 389
ST. AUGUSTINE, FLORIDA 32085-0389
(904) 829-9082

February 25, 1987

Search No. 14,329(2nd Revision)

St. Johns County Engineering Dept.
County Administration Building
St. Augustine, FL 32084

Gentlemen:

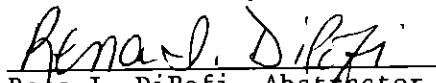
IN RE: Church Road, as shown on sketch attached hereto.

A search of the public records of St. Johns County, Florida, as maintained in the office of the Clerk of the Circuit Court and records as maintained in this office reveals the apparent titleholder to the above captioned land to be as follows:

Title appears in Cecilia Mira Masters by virtue of deed recorded in Deed Book 249, page 104, of the public records of St. Johns County, Florida.

If you should have any further questions on this matter or any other matter, please do not hesitate to call.

Sincerely
St. Johns County Title & Abstract Company


Rena I. DiPofi, Abstractor

RD;rd

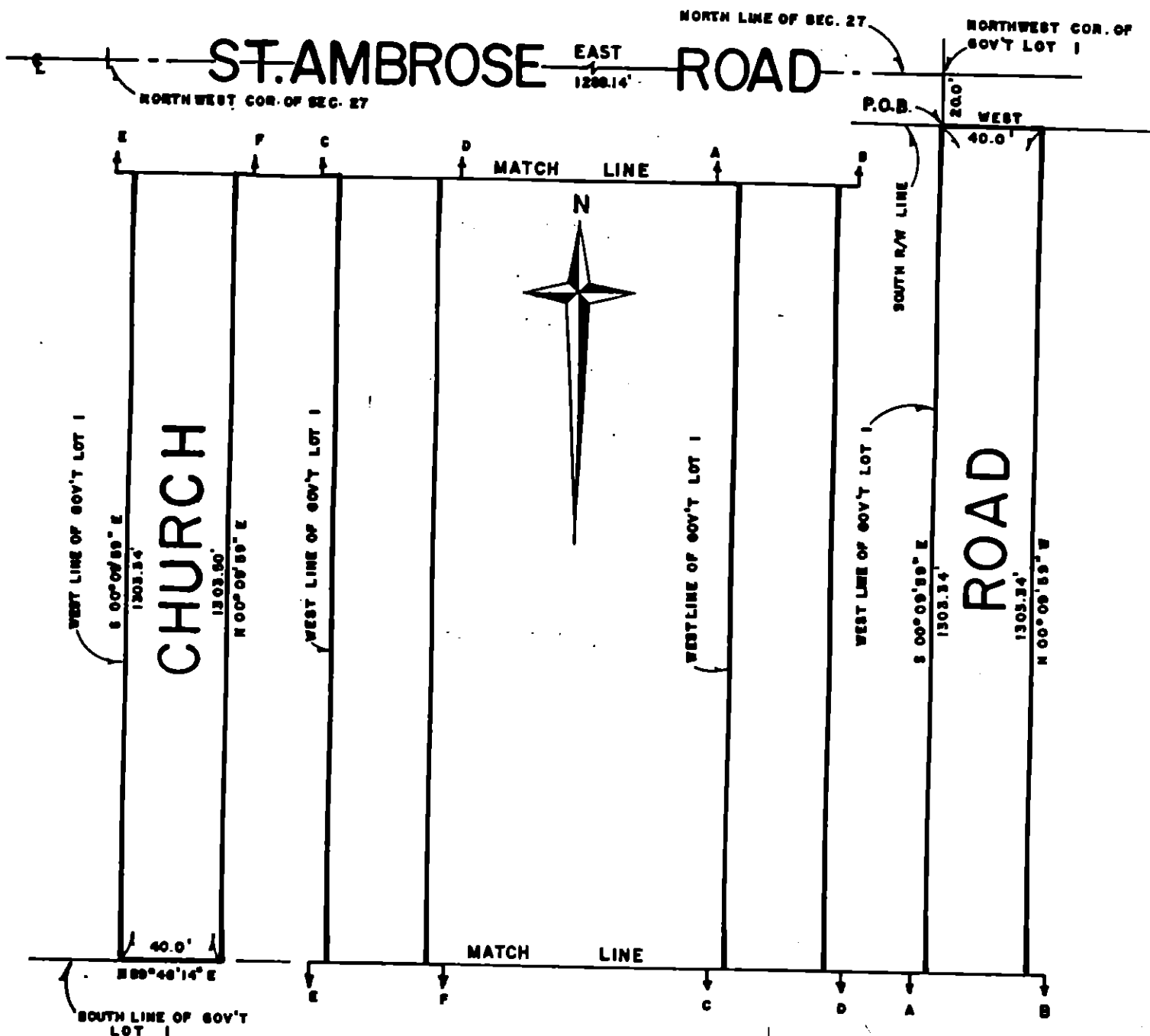
MEMBER ASSOCIATED LAND TITLE GROUP, INC./41 OFFICES THROUGHOUT FLORIDA TO SERVE YOU

*Original to
CBM
3-11-87*

LEGAL DESCRIPTION OF:

A parcel of land being a part of Government Lot 1 in Section 27, Township 8 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

From the Northwest corner of said Section 27, run due East, along the North line of said Section 27, for a distance of 1289.14 feet, more or less, to the Northwest corner of aforementioned Government Lot 1 and the centerline of a 40.00 foot wide paved County road known as St. Ambrose Road (this portion of St. Ambrose Road being described in Deed Book 27, page 226 of the Public Records of St. Johns County, Florida); thence run South 00 degrees 09 minutes 59 seconds East, along the West line of said Government Lot 1, for a distance of 20.00 feet to the South right-of-way line of said St. Ambrose Road and the Point of Beginning of the parcel of land hereinafter described; thence continue South 00 degrees 09 minutes 59 seconds East, along the West line of said Government Lot 1, for a distance of 1301.34 feet, more or less, to the Southwest corner of said Government Lot 1; thence run South 89 degrees 46 minutes 14 seconds East, along the South line of said Government Lot 1, for a distance of 40.00 feet to a point; thence run North 00 degrees 09 minutes 59 seconds West, for a distance of 1303.50 feet, more or less, to a point of intersection with the South right-of-way line of said St. Ambrose Road; thence run due West, along the South right-of-way line of said St. Ambrose Road, for a distance of 40.00 feet to the Point of Beginning.



PREPARED BY

SCALE: 1" = 60'

Ralph D. Denuzzio and Associates, Inc.

Consulting Engineers, Planners, Surveyors
 88 Riberia Street, Suite 400
 St. Augustine, FL 32084
 (904) 824-3035 or (904) 824-4507

James G. Sisco
P.O. Box 1533
St. Augustine, Fl. 32084

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 4th day of March 19 87, Briwrrn
Cecilia Mira Masters, a single person
of the County of St. Johns, State of Florida, grantor*, and

St. Johns County, a political subdivision of the State of Florida
whose post office address is c/o Clerk of Courts, St. Johns County Courthouse,
St. Augustine, Florida 32084
of the County of St. Johns, State of Florida, grantee*,

Witnesseth, That said grantor, for and in consideration of the sum of

Ten Dollars.

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:

A parcel of land being a part of Government Lot 1 in Section 27, Township 8 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

From the Northwest corner of said Section 27, run due East, along the North line of said Section 27, for a distance of 1289.14 feet, more or less, to the Northwest corner of aforementioned Government Lot 1 and the centerline of a 40.00 foot wide paved County road known as St. Ambrose Road (this portion of St. Ambrose Road being described in Deed Book 27, page 226 of the Public Records of St. Johns County, Florida); thence run South 00 degrees 09 minutes 39 seconds East, along the West line of said Government Lot 1, for a distance of 20.00 feet to the South right-of-way line of said St. Ambrose Road and the Point of Beginning of the parcel of land hereinafter described; thence continue South 00 degrees 09 minutes 39 seconds East, along the West line of said Government Lot 1, for a distance of 1301.34 feet, more or less, to the Southwest corner of said Government Lot 1; thence run South 89 degrees 46 minutes 14 seconds East, along the South line of said Government Lot 1, for a distance of 40.00 feet to a point; thence run North 00 degrees 09 minutes 39 seconds West, for a distance of 1303.50 feet, more or less, to a point of intersection with the South right-of-way line of said St. Ambrose Road; thence run due West, along the South right-of-way line of said St. Ambrose Road, for a distance of 40.00 feet to the Point of Beginning.

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.

* "Grantor" and "grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Charles R. Sisco
Notary

Cecilia Mira Masters (Seal)
Cecilia Mira Masters (Seal)

_____ (Seal)

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared Cecilia Mira Masters, a single woman

to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that s he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 4th day of March 19 87.

My commission expires:

Charles R. Sisco
Notary Public
State of Florida
at Large