

RESOLUTION NO. 88- 10

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

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA, THIS 26th DAY OF January
1988, THAT IT CONFIRMS THAT IT HAS ACCEPTED THE RECORDED
WARRENTY DEED O.R. 764 PG 1285 DATED THE 17TH DAY OF
NOVEMBER, 1987 FROM JEROME G. KASS AND LORITTA SNYDER KASS,
HIS WIFE

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lorraine O. Hartley
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Spencer M. Byrd
DEPUTY CLERK

25.01

Return to: (enclose self-addressed stamped envelope)
Name

Address:

This instrument Prepared by: Luanne R. Hickey for North Florida Title Company, PO Box 2186, St. Augustine, Florida as a necessary incident to the fulfillment of conditions in a title insurance commitment Address: issued by it.

O.R. 764 PG 1285

Property Appraisers Parcel Identification (Folio) Number(s):

1098490-0050

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 17th day of November A. D. 19 87 by
JEROME G. KASS AND LORITTA SNYDER KASS, HIS WIFE

hereinafter called the grantor, to

ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

whose postoffice address is P.O. Drawer 349, St. Augustine, Florida 32085
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, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Property as described on attached "SCHEDULE A" which description is made a part hereof by reference as though fully and completely set forth herein.

Documentary Tax Pd. \$ 216.15
\$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: abm D.C.

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 the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor 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 taxes accruing subsequent to December 31, 19 86

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lena J. DiPofi

Luanne R. Hickey

Jerome G. Kass

Loritta Snyder Kass

L.S.

L.S.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid, to take acknowledgments, personally appeared JEROME G. KASS AND LORITTA SNYDER KASS, HIS WIFE to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of November A. D. 19 87

Luanne R. Hickey
Notary Public, State of Florida at Large

SCHEDULE "A"

A PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 25, WITH THE EAST RIGHT-OF-WAY LINE OF FLORIDA EAST COAST RAILROAD (A 200 FOOT RIGHT-OF-WAY AT THIS POINT); THENCE NORTH 89° 39' 22" EAST, ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 300.00 FEET; THENCE SOUTH 02° 54' 46" EAST, A DISTANCE OF 180.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF PROPOSED STATE ROAD 312 (RIGHT-OF-WAY VARIES AT THIS POINT); THENCE SOUTH 85° 50' 04" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 299.77 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED FLORIDA EAST COAST RAILROAD; THENCE NORTH 02° 54' 46" WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH all rights of access, light, air and view along property herein and the remaining lands of the seller.



FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1987 NOV 19 PM 3:24

Carl "Bud" Mankel
CLERK OF CIRCUIT COURT