

RESOLUTION NO. 88- 12

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. 760 PG 0837 AND O.R. 768 PG 0058 DATED THE
9TH DAY OF OCTOBER, 1987 FROM W.W. O'CONNELL, A MARRIED MAN
CONVEYING HIS SEPARATE NON-HOMESTEAD PROPERTY.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Louise O. Hartley
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Byron M. McDonald
DEPUTY CLERK

25.01

WARRANTY DEED
INDIVID. TO INDIVID.

RAMCO FORM 01

This deed is being re-recorded to add reverter clause.

This Warranty Deed Made the 9th day of October A. D. 1987 by

W.W. O'CONNELL, a married man conveying his separate non-homestead property 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, Fla. 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, 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.

SUBJECT TO Restrictions set forth in Zoning Ordinance 83-20, filed June 6, 1983 and recorded in Official Records Book 587, page 267, of the public records of St. Johns County, Florida.

SUBJECT TO: The County agreeing that it shall award a contract for the construction of such road no later than 4 years from the date of execution hereof and that in the event a contract for the construction of said State Road 312 extension is not awarded by such date, that the County will reconvey the property rights to be acquired hereunder to the Seller its successors and assigns.

Documentary Tax Pd. \$ 542.85
Intangible Tax Pd. \$ 0
Carl "Bud" Markel, Clerk St. Johns County By: ARM 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, 1986

This instrument prepared by: Luanne R. Hickey for St. Johns County Title & Abstract, PO Drawer 389, St. Augustine, Florida as a necessary incident to the fulfillment of conditions in a title insurance commitment issued by it.

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:

Gottie Hudson
Luanne R. Hickey

W.W. O'Connell L.S.
L.S.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SPACE BELOW FOR RECORDERS USE

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

W.W. O'CONNELL, a married man conveying his separate non-homestead property 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.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of October, A. D. 19 87

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

~~This document expires:~~
My commission expires: 8-31-91

O.R. 768 PG 0058

STATE ROAD 312 EXTENSION - LIMITED ACCESS

A PART OF THE SOUTHEAST $\frac{1}{4}$ OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PART OF SECTION 30, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 388, PAGE 195 OF THE PUBLIC RECORDS OF SAID COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 25, THENCE SOUTH $80^{\circ} 21' 43''$ EAST ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 99, PAGE 349, A DISTANCE OF 48.34 FEET TO THE EAST LINE OF SAID SECTION 30; THENCE SOUTH $00^{\circ} 26' 35''$ EAST ALONG SAID EAST LINE, A DISTANCE OF 281.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE PROPOSED STATE ROAD 312; THENCE NORTH $71^{\circ} 24' 56''$ WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 214.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST, AND HAVING A RADIUS OF 1849.86 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 401.30 FEET TO THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 388, PAGE 195, MAKING A CENTRAL ANGLE OF $12^{\circ} 25' 47''$, AND HAVING A CHORD BEARING OF NORTH $77^{\circ} 37' 49''$ WEST, AND A CHORD DISTANCE OF 400.52 FEET; THENCE NORTH $00^{\circ} 03' 41''$ EAST ALONG THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 388, PAGE 195, A DISTANCE OF 131.89 FEET TO THE NORTH LINE OF SAID SOUTHEAST $\frac{1}{4}$ OF SECTION 25; THENCE NORTH $89^{\circ} 39' 22''$ EAST ALONG SAID NORTH LINE, A DISTANCE OF 544.77 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.

RECORD VERIFIED


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

1987 DEC 18 PM 2:54

Carl "Budd" Markel
 CLERK OF CIRCUIT COURT

VERIFIED BY


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

1987 OCT 15 AM 10:48

Carl "Budd" Markel
 CLERK OF CIRCUIT COURT