

RESOLUTION NO. 88- 13

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

WHEREAS, Howard W. Mizell, Jr.
as owner, has tendered a warranty deed
dated December 24, 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 Deed in the official
records of St. Johns County at County expense.

ADOPTED by the Board of County Commissioners of St.
Johns County, Florida, this 26th day of January
1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence P. Hartley

ATTEST: Carl "Bud" Markel, Clerk

BY: Lynn M. McDonald
Deputy Clerk



This instrument was prepared by:

Stuart Craig
Contracting Agent
St. Johns County
P. O. Drawer 349
St. Augustine, Florida
32084

Warranty Deed

 (STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 24th day of December 19 87, Between
Howard W. Mizell Jr. , a married man, conveying non-homestead property
of the County of Rockingham , State of North Carolina , 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
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 fol-
lowing described land, situate, lying and being in St. Johns County, Florida, to-wit:

A STRIP OF LAND 60 FEET IN WIDTH IN GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 7
SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS
FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 1
DEGREE 14 MINUTES 16 SECONDS WEST, ON THE EAST LINE OF SAID GOVERNMENT LOT 2,
A DISTANCE OF 881.27 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF
THE HEREIN DESCRIBED STRIP OF LAND; THENCE CONTINUING SOUTH 1 DEGREE 14
MINUTES 16 SECONDS WEST, ACROSS THE EAST END OF SAID STRIP OF LAND, 62.17
FEET; THENCE SOUTH 76 DEGREES 02 MINUTES 02 SECONDS WEST, ON THE SOUTH LINE OF
SAID STRIP OF LAND, 899.22 FEET TO THE POINT OF A CURVE TO THE LEFT WITH
RADIUS OF 5,099.08 FEET; THENCE CONTINUING ON SAID SOUTH LINE OF STRIP OF LAND
AND ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3 DEGREES 21 MINUTES
01 SECOND, AN ARC DISTANCE OF 290.16 FEET; THENCE SOUTH 72 DEGREES 41 MINUTES
01 SECOND WEST, ON SAID SOUTH LINE OF STRIP OF LAND AND TANGENT TO SAID CURVE,
179.23 FEET; THENCE NORTH 1 DEGREE 14 MINUTES 47 SECONDS EAST, ON THE WEST
LINE OF SAID GOVERNMENT LOT 2 AND ACROSS THE WEST END OF THE HEREIN DESCRIBED
SAID STRIP OF LAND, 83.29 FEET; THENCE NORTH 72 DEGREES 41 MINUTES 01 SECOND
EAST, ON THE NORTH LINE OF SAID STRIP OF LAND, 156.07 FEET TO THE POINT OF A
CURVE TO THE RIGHT WITH RADIUS OF 5,159.08 FEET; THENCE CONTINUING ON SAID
NORTH LINE OF STRIP OF LAND AND ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL
ANGLE OF 3 DEGREES 21 MINUTES 01 SECOND, AN ARC DISTANCE OF 301.68 FEET;
THENCE NORTH 76 DEGREES 02 MINUTES 02 SECONDS EAST, ON SAID NORTH LINE OF
STRIP OF LAND AND TANGENT TO SAID CURVE, 871.53 FEET TO THE POINT OF BEGINNING.

Exhibit "A" attached hereto and 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.

* "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:

Betty J. Arthur

Marcia A. Covey

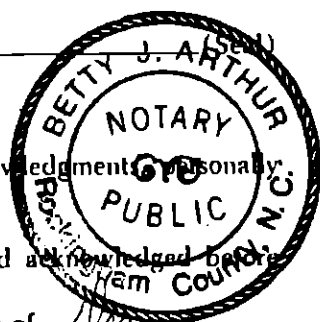
Howard W. Mizell Jr. (Seal)

Howard W. Mizell Jr. (Seal)

(Seal)

STATE OF North Carolina
COUNTY OF Rockingham

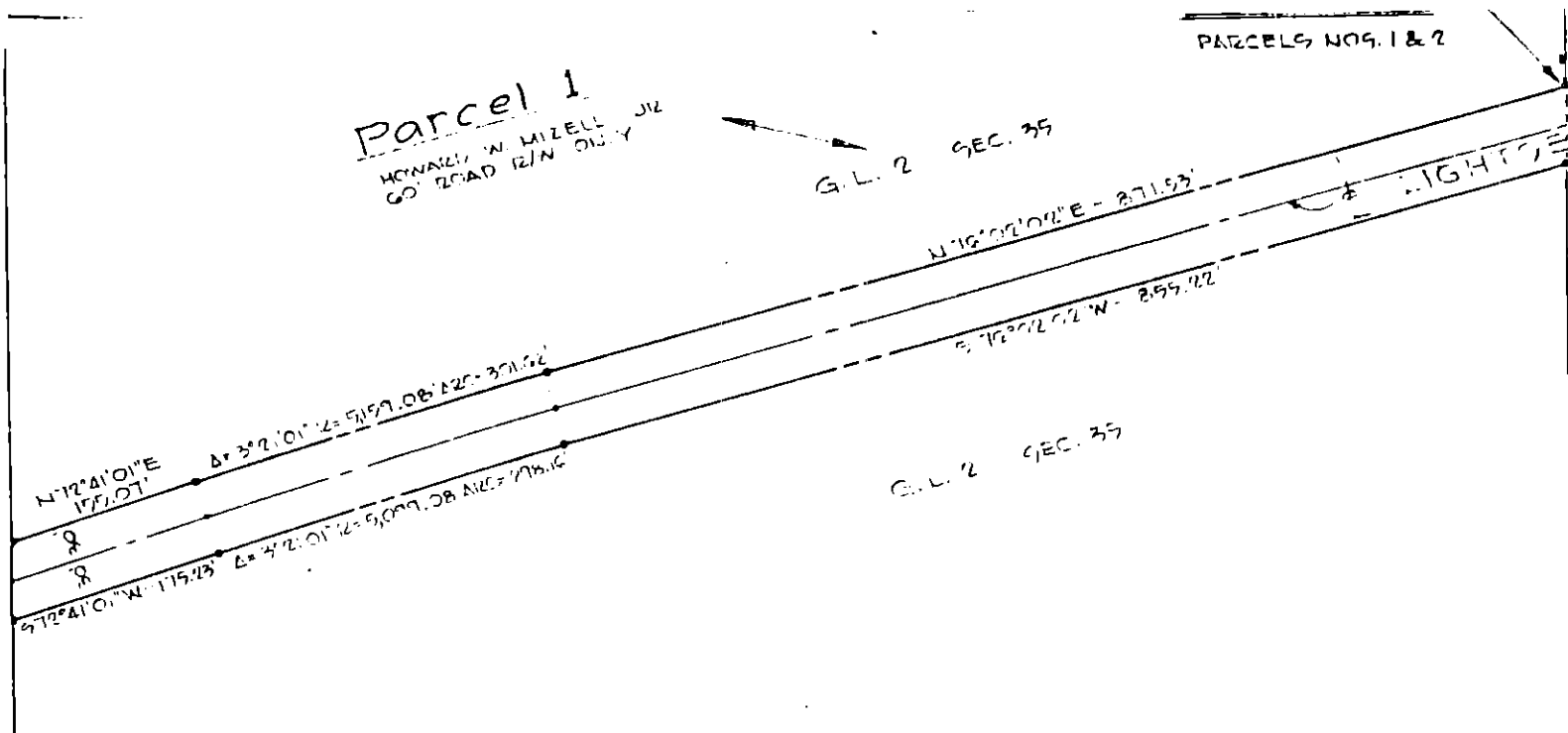
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments personally,
appeared Howard W, Mizell Jr.



to me known to be the person described in and who executed the foregoing instrument and acknowledged to me that he executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 24 day of Dec, 19 87.

My commission expires: Aug 13, 1992 *Betty J. Arthur* Notary Public

Exhibit "A"



PARCEL NO. 1

A STRIP OF LAND 60 FEET IN WIDTH IN GOVERNMENT LOT 2, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID GOVERNMENT LOT 2; THENCE SOUTH 1 DEGREE 14 MINUTES 16 SECONDS WEST, ON THE EAST LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 881.27 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED STRIP OF LAND; THENCE CONTINUING SOUTH 1 DEGREE 14 MINUTES 16 SECONDS WEST, ACROSS THE EAST END OF SAID STRIP OF LAND, 62.17 FEET; THENCE SOUTH 76 DEGREES 02 MINUTES 02 SECONDS WEST, ON THE SOUTH LINE OF SAID STRIP OF LAND, 855.22 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 5,099.08 FEET; THENCE CONTINUING ON SAID SOUTH LINE OF STRIP OF LAND AND ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 3 DEGREES 21 MINUTES 01 SECOND, AN ARC DISTANCE OF 298.16 FEET; THENCE SOUTH 72 DEGREES 41 MINUTES 01 SECOND WEST, ON SAID SOUTH LINE OF STRIP OF LAND AND TANGENT TO SAID CURVE, 175.23 FEET; THENCE NORTH 1 DEGREE 14 MINUTES 47 SECONDS EAST, ON THE WEST LINE OF SAID GOVERNMENT LOT 2 AND ACROSS THE WEST END OF THE HEREIN DESCRIBED SAID STRIP OF LAND, 63.29 FEET; THENCE NORTH 72 DEGREES 41 MINUTES 01 SECOND EAST, ON THE NORTH LINE OF SAID STRIP OF LAND, 155.07 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 5,159.08 FEET; THENCE CONTINUING ON SAID NORTH LINE OF STRIP OF LAND AND ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 3 DEGREES 21 MINUTES 01 SECOND, AN ARC DISTANCE OF 301.68 FEET; THENCE NORTH 76 DEGREES 02 MINUTES 02 SECONDS EAST, ON SAID NORTH LINE OF STRIP OF LAND AND TANGENT TO SAID CURVE, 871.53 FEET TO THE POINT OF BEGINNING.

DR-219
N. 09/86

FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN FLORIDA REAL PROPERTY

PART I

Howard W. Mizell, Jr.

A. Grantor (Seller): a married man conveying non-homestead property
Individual/Agent Name Corporate Name (if applicable)

622 East Stadium Dr. Eden NC 27288 () -
Mailing Address City State Zip Code Phone No.

B. Grantee (Buyer): Johns County
Individual/Agent Name Corporate Name (if applicable)

c/o Carl "Bud" Markel, Clerk
P. O. Drawer 300 St. Augustine, Fl. 32085 904 824-8131
Mailing Address City State Zip Code Phone No.
ext. 205

C. Description of Property: see attached
Lot No. Block No. Name of Subdivision

Other Description (if applicable)

D. Date of Sale: December 24, 1987 Type of Document: Warranty Deed

E. Recorded in St. Johns County(s).

PART II

Total Consideration Paid Or To Be Paid \$ 10.00

PART III

FOR USE BY TAXPAYER IN DETERMINING CONSIDERATION NOT REQUIRED FOR FILING * (SEE REVERSE SIDE)	
1. Cash Or Down Payment	\$ _____
2. New Or Existing Mortgages	\$ _____
3. Any Other Consideration	\$ _____
4. Total Consideration Paid Or To Be Paid	\$ _____
5. If taxable consideration is \$100 or less or if the transaction is exempt, please explain briefly. _____ _____ _____	

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true and complete return.

Connie E. McDaniel
Signature of Grantee or Agent

2-1-88
Date

To be completed by the Clerk of the Circuit Court's Office.

File Number _____ or O.R. Book _____ Page _____ or
Clerk's Date Stamp _____ Date Recorded _____

 ST. JOHNS COUNTY
TITLE & ABSTRACT

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

St. Johns County Engineering Department
ATTENTION: Mr. Charlie Space

January 11, 1988
Search #14,992
P.O. #A08-479

IN RE: UP-DATE AND CONTINUATION of
OWNERSHIP SEARCH - LIGHTSEY ROAD

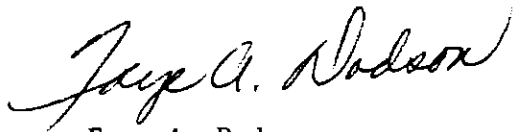
A search of the public records as maintained in the Office of the Clerk of the Circuit Court, and records as maintained in this office reveals there is no change in the Ownership of Parcel 3 in Search #14,992.

PARCEL 3:

All Government Lot 2 of Section 35, Township 7, Range 29. The apparent title holder is Howard W. Mizell, Jr. by virtue of Warranty Deed filed December 14, 1965 and recorded in Official Records Book 80 page 278.

IN FURNISHING THIS INFORMATION, THE ST. JOHNS COUNTY TITLE AND ABSTRACT COMPANY ASSUMES NO MONETARY LIABILITY. THE COMPANY DOES NOT UNDERTAKE TO GIVE OR EXPRESS ANY OPINION AS TO THE VALIDITY OR EFFECT OF THE INSTRUMENTS LISTED HEREIN.

Yours Truly,



Faye A. Dodson
Abstractor

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

THIS INDENTURE, Made this 31st day of December, 1964, between ELOISE MIZELL, as Trustee of Trust of Howard W. Mizell, Jr., of the County of St. Johns, State of Florida, Grantor, and HOWARD W. MIZELL, JR., whose post office address is: _____ of the County of Burke, State of N. Carolina, Grantee,

WITNESSETH, That said Grantor, for and in consideration of the sum of \$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:

PARCEL 1:

Grant to F. P. Fatio, Section Forty-four (44), Township Eight (8) South Range Thirty (30) East, containing 165 acres.

PARCEL 2:

The Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Thirty-three (33), Township Seven (7) South, Range Thirty (30) East, EXCEPT the South fifty (50) feet thereof conveyed to St. Johns County for road right-of-way purposes.

PARCEL 3:

All of those pieces or parcels of land lying and being in Sections 39 and 49 (M. Pons Grant) and Section 48 (Falany Grant), Township 8 South, Range 30 East and enclosed in the following boundaries, to-wit: Beginning on the Grant line at a point 525 feet south of the southeast corner of land formerly owned by Gorham, now Smith; running thence south 70 degrees and 30 minutes west 1660 feet to a stake; thence north 17 $\frac{1}{2}$ degrees east 495 feet to a point 30 feet south of Smith's south line; thence south 72 $\frac{1}{2}$ degrees west parallel with Smith's south line to a point 30 feet south of a line drawn from a point 200 feet north of the northwest corner of Section 49 to the southeast corner of Section 48; thence parallel with the above mentioned line and 30 feet distant therefrom, west to the line extending north from the northwest corner of Section 49; thence south along the west boundaries of Sections 49 and 39 to the southwest corner of said Section 39; thence north 60 degrees east along south line of said



Grant, 94 chains to the Marsh; thence north along the Grant line to the place of beginning, containing in all 357.15 acres, more or less.

PARCEL 4:

The East half of the Southeast quarter of the Southeast quarter of Section twenty seven (27) Township Seven (7) South, Range twenty nine (29) East, containing twenty (20) acres, more or less.

Lot One (1) of the Northeast quarter of the Northeast quarter of Section thirty four (34), Township seven (7) South, Range twenty nine (29) East, containing sixty one (61) acres, more or less.

Lot Eight (8) of the Southeast quarter of the Northeast quarter of Section thirty four (34) Township seven (7) South, Range twenty nine (29) East, containing forty (40) acres, more or less.

PARCEL 5:

Part of Government lots 1 and 2, Section 41, Township 7 South, Range 30 East, St. Johns County, Florida, described as follows:

Starting at an iron pipe located in the intersection of the west right-of-way line of United States Highway Number 1 and the south line of the C. W. Perrell Grant, Section 41, Township 7 South, Range 30 East; run thence southerly and along the said west R/W line of U. S. #1, a distance of 225 feet, to a concrete monument for the point of beginning for the land herein conveyed; run thence southerly and along said west R/W line of U. S. #1 a distance of 1003.7 feet to a concrete monument which is also on the north right-of-way line of the Lewis Point Road 30 feet north of the center-line of said Lewis Point Road; run thence westerly and along the north R/W line to a concrete monument which is 30 feet north of the center-line of said Lewis Point Road; run thence northerly and parallel to the west R/W line of U. S. #1 a distance of 700.6 feet to a concrete monument; run thence easterly and parallel to the south line of the C. W. Perrell Grant, a distance of 224 feet to a concrete monument; run thence northerly and parallel to the west R/W line of U. S. #1, a distance of 226.5 feet to a concrete monument; run thence easterly and parallel to the south line of the C. W. Perrell Grant a distance of 627.9 feet to the point of beginning for the land herein conveyed, and containing 20 acres more or less.

SUBJECT to that certain Agreement for Deed dated September 9, 1954, by and between H. W. Mizell, joined by his wife, Eloise Mizell, and Vincent Daniels, which agreement for deed is recorded in Deed Book 213 beginning at page 225 of the Public Records of St. Johns County, Florida.

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PARCEL 4:

Lot 7, Section 26, Township 7 South, Range 29 East.

Lot 2, Section 35, Township 7 South, Range 29 East.

SUBJECT, however, to all oil, gas and mineral right reservations of record.

PARCEL 6:

North 1/4 of the SW 1/4 of Section 33, Township 7 South, Range 30 East, 40 acres, more or less, recorded in Deed Book 236, Page 39, public records of St. Johns County, Florida.

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 Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of: Eloise Mizell (SEAL) as Trustee of Trust of Howard W. Mizell, Jr.

STATE OF FLORIDA
ST. JOHNS COUNTY:

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared ELOISE MIZELL, as Trustee of Trust of Howard W. Mizell, Jr., to me known to be the person described in and who executed the foregoing instrument and acknowledgment before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 31st day of December, 1964.

Charles J. Cook
Notary Public, State of Florida at Large

My commission expires June 28, 1967



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

Dec 14 4 15 PM '65

