

RESOLUTION NO. 88-233
**RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

WHEREAS, Jane Mosley Tillis, formerly Jane Mosley Courtoy, as owner, has tendered a Warranty Deed and Title Search, dated this day of , 198 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the lands described therein.

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 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 13th day of September, 1988.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: Lawrence O. Hartley
It's Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Lynn M. McDonnell
Deputy Clerk

88 24156

This instrument was prepared by:
Stuart Craig
Contracting Agent
St. Johns County
P. O. Box 349
St. Augustine, Florida 32085

Warranty Deed

(STATUTORY FORM — SECTION 689.02 F.S.)

This Indenture, Made this 19 day of August 19 88, Between
Jane Mosley Tillis, formerly Jane Mosley Courtoy, a married woman deeding
non-homestead property 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 Post Office Box 349, St. Augustine, Florida 32085
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:

DESCRIPTION: 30' ADDITIONAL RIGHT-OF-WAY FOR OAK AVENUE

That part of the MAGDALINA DONATION in Section 39, Township 6 South, Range 27 East,
St. Johns County, Florida, described as follows:

Commence at the intersection of the north line of River Road (40' right-of-way)
and the west line of Oak Avenue (59' right-of-way) as shown on the Plat of
Palamo Subdivision as recorded in Map Book 5, Page 55 of the Public Records
of said County: thence North 77 degrees 20 minutes 15 seconds East along
the westerly extension of the northerly right-of-way line of a 30 foot easement
recorded in O.R. Book 91, Page 357 a distance of 60.10 feet to the Point of
Beginning on the East Line of said Oak Avenue; thence South 00 degrees 23
minutes 00 seconds East along said East line 477.73 feet; thence North 89 degrees
37 minutes 00 seconds East 30.00 feet; thence North 00 degrees 23 minutes
00 seconds West 484.26 feet to the Northerly right-of-way line of the aforementioned
30 foot easement, thence South 77 degrees 20 minutes 15 seconds West along
said northerly right-of-way line 30.70 feet to the Point of Beginning, containing
0.33 acres more or less.

SUBJECT TO covenants, restrictions and easements of record.
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.

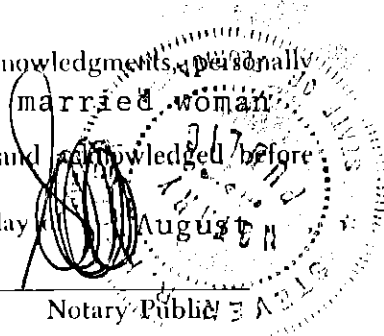
In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

[Signature]

[Signature]

[Signature]
JANE MOSLEY TILLIS formerly
Jane Mosley Courtoy

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 Jane Mosley Tillis, formerly Jane Mosley Courtoy, a married woman
deeding non-homestead property
to me known to be the person described in and who executed the foregoing instrument and acknowledged before
me that She executed the same.
WITNESS my hand and official seal in the County and State last aforesaid this 19th day of August 19 88.



My commission expires: 020, 1998

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

88 SEP 20 PM 4:00

[Signature]
CLERK OF CIRCUIT COURT

Documentary Tax Pd. \$ 55
Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: *[Signature]* D.C.

88 24158

Partial Release of Mortgage

KNOW ALL MEN BY THESE PRESENTS: That FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE,

a corporation organized and existing under the laws of the United States of America, and having its principal place of business at 300 West Forsyth Street, Jacksonville, Florida 32202,

the owner and holder of a certain mortgage deed executed by JAMES R. STOCKTON, III

to FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

dated the 14th day of May 19 87, recorded in Official Records Vol. 745, Page 1507, of the public records of St. Johns County, Florida, securing the payment of that certain promissory note in the principal sum of One Hundred Eighty Thousand and No/100----- Dollars, upon certain real estate situate in St. Johns County, Florida, in consideration of the sum of Ten and No/100----- Dollars, receipt of which is hereby acknowledged, does hereby forever release, exonerate and discharge from the lien, operation, force and effect of the said mortgage the following described property situate in St. Johns County, Florida, to-wit:

See Schedule A.

PROVIDED, HOWEVER, that nothing herein contained shall be held or construed to release, exonerate or discharge any other property than that in this partial release specifically described, from any lien, operation or force and effect of said mortgage, nor from any rights, remedies or privileges of the owner thereof.

IN WITNESS WHEREOF the above named holder and owner of the described mortgage has caused these presents to be executed in its name by its proper officers and its corporate seal to be affixed this

28th day of July 1988

(Corporate Seal)

FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF JACKSONVILLE

ATTEST:

Hilda Stafford
Assistant Secretary

By Chantal H. Moriarty
Assistant Vice President

Signed and Sealed in Our Presence as Witnesses:

Aura Raulerson
Carol Morrison

STATE OF FLORIDA)
COUNTY OF DUVAL)

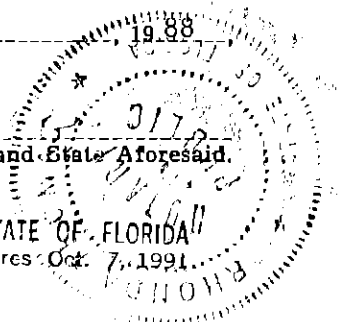
Before me personally appeared Chantal H. Moriarty and Hilda Stafford Assistant vice respectively the President Assistant and Secretary of First Federal Savings and Loan Association of Jacksonville, America

a corporation under the laws of the United States of / , to me well known to be the individuals and officers described in and who executed the foregoing instrument and who severally acknowledged the execution thereof to be their own free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and that the said partial release is the act and deed of said corporation.

WITNESS my hand and official seal this 28th day of July 1988 at Jacksonville, County and State aforesaid.

Notary Public in and for the County and State Aforesaid. My Commission expires:

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires Oct. 7, 1991



SCHEDULE A

PARCEL "B"

A PART OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 11; THENCE N.00°59'58"W. A DISTANCE OF 1075.07 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE POINT OF INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF OLD DIXIE HIGHWAY (A 50 FOOT RIGHT OF WAY AS NOW ESTABLISHED) WITH THE WESTERLY RIGHT OF WAY LINE OF RAY ROAD (AS POSTED), A 40 FOOT RIGHT OF WAY AS NOW ESTABLISHED; THENCE CONTINUE N.00°59'58"W., ALONG SAID EAST LINE OF SECTION 11 AND ALONG THE EASTERLY LINE OF AN EASEMENT FOR ELECTRICAL TRANSMISSION AND DISTRIBUTION, AS RECORDED IN OFFICIAL RECORDS VOLUME 559, PAGE 652 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 100.00 FEET; THENCE N.69°58'49"W. A DISTANCE OF 125.08 FEET TO AN INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF THE AFORESAID OLD DIXIE HIGHWAY; THENCE S.39°52'04"E., ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 186.06 FEET TO THE POINT OF BEGINNING. CONTAINING 0.13 ACRES MORE OR LESS.

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

88 SEP 20 PM 4:02

Carl Paul Munkel
CLERK OF CIRCUIT COURT



North Florida Title Company

September 7, 1988

County of St. Johns
County Road 16A
St. Augustine, Florida 32084

Attention: Stuart Craig
Engineering Department

Dear Stuart:

In Re: Search No. 1018IN
Lands in Magdalena Solana Donation, Section
39, Township 6 South, Range 27 East, as more
fully set forth on Schedule "A" attached hereto

A search of the public records of St. Johns County, Florida reveals the following
in connection with the above captioned lands:

As to Parcel A:

Current record title holder is Larry W. Bishop and Sandra Diann Wagner, by virtue
of deed recorded in Official Records Book 217, page 771, of the public records of
St. Johns County, Florida.

Encumbrances: None

Judgments: None

County taxes for year 1987 are paid.

As to Parcel B:

Current record title holder is Jane Mosley Courtoy by virtue of deed recorded in
Official Records Book 231, page 604, of the public records of St. Johns County,
Florida.

Encumbrances: None

Judgments: None

- Subject to:
1. 30 foot Easement along the North line, as described in deed
recorded in Official Records Book 91, page 357.
 2. Easement to the State of Florida, for the use and benefit of the
State Game and Fresh Water Fish Commission of Florida, filed May
25, 1966 in Official Records Book 86, page 655. (Affects North
part of Parcel B)

1510 Ponce de Leon Boulevard - Suite A - St. Augustine, Florida 32084
P.O. Box 2186 - St. Augustine, Florida 32085-2186 • (904) 825-4795 • (904) 825-0177 FAX

Mr. Stuart Craig
Page 2

County taxes for year 1987 are paid.

Search dated through August 30, 1988.

Liability under this search is limited to the amount of the Invoice attached hereto.

Yours truly,

NORTH FLORIDA TITLE COMPANY

Mary Jane

Mary Jane Dardi
Executive Vice President

MJD:dd

SCHEDULE "A"

PARCEL A: A parcel of land situated in the Magdalena Solana Donation, Section 39, Township 6 South, Range 27 East, Saint Johns County, Florida, being more particularly described as follows: Commence at the Southeast corner of Lot 1, Palamo Subdivision as shown on map thereof recorded in Map Book 5, page 55, of the public records of said county; thence on the Northerly line of River Road North 79 degrees 00 minutes East 296.0 feet to an angle point in said line; thence on the Northerly line of River Road South 72 degrees 00 minutes East 254.87 feet to the point of beginning of the parcel of land herein described; thence continue on the Northerly line of River Road South 72 degrees 00 minutes East 90.86 feet to the West line of Oak Avenue as shown on map dated November 14, 1960, and prepared by Robert M. Angas & Associates, Consulting Engineers & Surveyors; thence on last said line North 00 degrees 23 minutes West 194 feet more or less to the waters of Six Mile Creek; thence Westerly along said waters 43 feet more or less to a point that bears North 14 degrees 02 minutes 33 seconds East 173 feet more or less from the point of beginning; thence South 14 degrees 02 minutes 33 seconds West 173 feet more or less to said Point of Beginning.

PARCEL B: DESCRIPTION: 30' additional right-of-way for Oak Avenue
That part of the MAGDALINA DONATION in Section 39, Township 6 South, Range 27 East, St. Johns County, Florida, described as follows: Commence at the intersection of the north line of River Road (40' right-of-way) and the west line of Oak Avenue (59' right-of-way) as shown on the Plat of Palamo Subdivision as recorded in Map Book 5, Page 55 of the Public Records of said County; thence North 77 degrees 20 minutes 15 seconds East along the westerly extension of the northerly right-of-way line of a 30 foot easement recorded in O.R. Book 91, Page 357 a distance of 60.10 feet to the Point of Beginning on the East line of said Oak Avenue; thence South 00 degrees 23 minutes 00 seconds East along said East line 477.73 feet; thence North 89 degrees 37 minutes 00 seconds East 30.00 feet; thence North 00 degrees 23 minutes 00 seconds West 484.26 feet to the northerly right-of-way line of the aforementioned 30 foot easement, thence South 77 degrees 20 minutes 15 seconds West along said northerly right-of-way line 30.70 feet to the Point of Beginning.

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

PART I

A. Grantor (Seller): Jane Mosley Tillis _____
Individual/Agent Name Corporate Name (if applicable)
8850 Palmo Fish Camp Road St. augustine, Fla. 904 825-0227
Mailing Address City State Zip Code Phone No.

B. Grantee (Buyer): St. Johns County _____
Individual/Agent Name Corporate Name (if applicable)
P. O. Box 349, St. augustine, Fla. 32084 904 814-8131
Mailing Address City State Zip Code Phone No.

C. Description of Property: _____
Lot No. Block No. Name of Subdivision
30 ' Right of way in Magdalena Donation, Sec. 39, township 6 South Range 27E
Other Description (if applicable)

D. Date of Sale: August 19, 1988 Type of Document: Warrenty Deed

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

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. <u>Donated for Road Right of Way</u>	

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.

Stuart Craig, Contracting Agent St. Johns County

9-8-88

Signature of Grantee or Agent

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 _____

SEND TO LOCAL DEPARTMENT OF REVENUE AREA OFFICE