RESOLUTION NO. 88-65
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, Pierre O. Thompson, John O. Butler, Jr. and Gregory
E. Baker, as owner, have tendered a Warranty Deed
dated February 23, 1988 to the Board of County
Commissioners of St. Johns County, Florida conveying to the County a
15 foot strip of land along Collins Avenue south of SR 16

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 open
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 8th day of March 1988.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

ATTEST: Carl "Bud" Markel, Clerk

BY: Deputies
Deputy Clerk
THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
Upchurch, Bailey and Upchurch, P.A.
501 First Union Bank Building
St. Augustine, Florida 32084

WARRANTY DEED

THIS INDENTURE, made this 5th day of February, 1988, between PIERRE D. THOMPSON, JOHN D. BAILEY, SR. and GREGORY E. BAKER, all conveying property which is not their homestead, Grantors, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is Post Office Drawer 349, St. Augustine, St. Johns County, Florida, 32085-0349, Grantee.

WITNESSETH, That said Grantors, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantees' heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

A 15 foot strip of land in the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 11, Township 7 South, Range 29 East, St. Johns County, Florida, being the East 15 feet of the following described parcel:

Block 2, Pinebrook Subdivision, as recorded in Map Book 4, Page 47, Public Records of St. Johns County, Florida, LESS AND EXCEPT that right-of-way conveyed to St. Johns County and recorded in Deed Book 252, Page 696, Public Records of St. Johns County, Florida, and that right-of-way for State Road No. 16, as described in Official Records Book 92, Page 719, Public Records of St. Johns County, Florida.

SUBJECT TO: Taxes for the year 1988 and subsequent years.

SUBJECT TO: Easement to Florida Power and Light Company dated January 11, 1930, and recorded in Deed Book 94, Page 556, of the Public Records of St. Johns County, Florida.

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused these presents to be signed and their seals to be affixed all on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signatures]

Pierre D. Thompson
John D. Bailey, Sr.
Gregory E. Baker
STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally appeared PIERRE D. THOMPSON, JOHN D. BAILEY, SR. AND GREGORY E. BAKER to me known to be the individuals described in and who executed the foregoing instrument, and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of February, 1988.

[Signature]
Notary Public, State of Florida

My Commission Expires: [Signature]
Commission Expires April 23, 1990
February 22, 1988

St. Johns County
C/o St. Johns County Planning & Zoning Agency
St. Johns County Administration Building
State Road 16-A
St. Augustine, FL 32084

Re: Pierre D. Thompson, John D. Bailey, Sr.,
and Gregory E. Baker
Dedication of 15 foot right-of-way
to St. Johns County.

To Whom It May Concern:

At the request of St. Johns County we have prepared an
opinion of title on land in St. Johns County, Florida, more
particularly described as follows:

A 15 foot strip of land in the Northwest quarter
of the Northeast quarter of the Northeast quar-
ter of Section 11, Township 7 South, Range 29
East, St. Johns County, Florida, being the East
15 feet of the following described parcel:

Block 2, Pine Brook Subdivision, as recorded in
Map Book 4, page 47, Public Records of St. Johns
County, Florida, LESS AND EXCEPT that right-of-
way conveyed to St. Johns County and recorded in
Deed Book 252, page 696, Public Records of St.
Johns County, Florida, and that right-of-way
for State Road No. 16, as described in Official
Records Book 92, page 719, Public Records of St.
Johns County, Florida.

From our examination, we find that Pierre D. Thompson,
John D. Bailey, Sr., and Gregory E. Baker are vested with a fee
simple title to the above-described real property, according to
that certain Warranty Deed dated December 29, 1986, and record-
ed in Official Records Book 729, page 1965, of the Public
Records of St. Johns County, Florida, subject only to the
following:

Original Text Signature 7/1/1986

2. Taxes for the year 1987 and subsequent years.

3. Rights of parties in possession other than the record owner.

4. Any state of facts an accurate survey might show.

5. Applicable zoning ordinances and regulations.

6. Any unpaid or unrecorded Mechanics Liens or Materialmen Liens for labor or materials furnished within 90 days prior to February 11, 1988.


This opinion reflects the status of the title as of February 11, 1988. If you have any questions, please feel free to contact this office.

Very truly yours,

KEITH R. FOUNTAIN

KRF:g