

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

WHEREAS, Pierre O. Thompson, John O. Bouley Sr. 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 opinions  
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

BY Lawrence O. Hartley

ATTEST: Carl "Bud" Markel, Clerk

BY: Lynn M. McDonald  
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:

Ponied Barnes

Brenda H. Ashton

Pierre D. Thompson  
Pierre D. Thompson

John D. Bailey, Sr.  
John D. Bailey, Sr.

Gregory E. Baker  
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.

Ernest Barnes  
Notary Public, State of Florida

NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires: My Commission Expires April 23, 1990

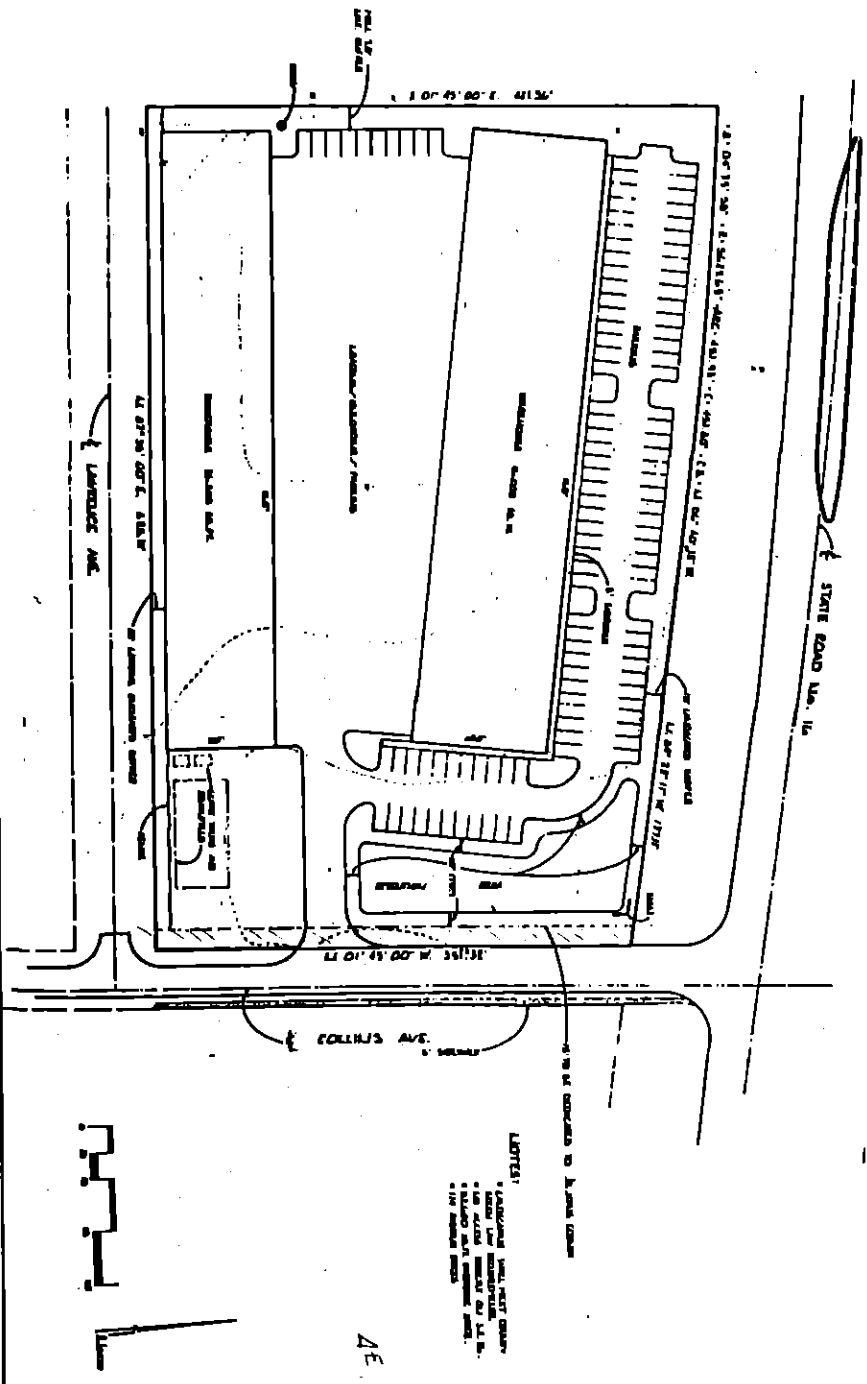
PLANNED SPECIAL DEVELOPMENT

FOR PLANNED IMPROVEMENT

NO.	DESCRIPTION OF IMPROVEMENT	DATE

**TGA**  
**TIM GABRIEL & ASSOC. INC.**  
 LAND PLANNERS / CONSULTING ENGINEERS  
 P.O. BOX 3347 ST. AUGUSTINE, FL.

DATE	BY	SCALE



NOTES:  
 1. LABORATORY/RESEARCH/INDUSTRIAL  
 2. OFFICE  
 3. STORAGE  
 4. ALL DIMENSIONS ARE IN FEET  
 5. SEE EXHIBIT A FOR LEGAL DESCRIPTION

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW  
501 FIRST UNION BANK BUILDING  
POST OFFICE BOX 170

SAINT AUGUSTINE, FLORIDA 32085-0170

(904) 828-9066

FRANK D. UPCHURCH  
(1894-1986)

HAMILTON D. UPCHURCH  
JOHN D. BAILEY, JR.  
FRANK D. UPCHURCH, III  
TRACY W. UPCHURCH

KEITH R. FOUNTAIN

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 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, 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 recorded in Official Records Book 729, page 1965, of the Public Records of St. Johns County, Florida, subject only to the following:

*Original to Sp. Marshal 3/10/88*

1. 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.
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 unrecored Mechanics Liens or Materialmen Liens for labor or materials furnished within 90 days prior to February 11, 1988.
7. Any lien or encumbrance placed on record after 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