

RESOLUTION NO. 88-8

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

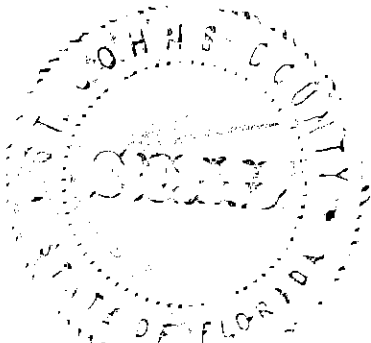
WHEREAS, August Zinn
as owner, has tendered a warrenty
dated January 8, 1988 to the Board of County
Commissioners of St. Johns County, Florida conveying to the
County the Land Described Thereon

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above described Warrenty 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 12th day of January 1988.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence D. Stibbe

ATTEST: Carl "Bud" Markel, Clerk

BY: April M. McDonald
Deputy Clerk

C O N T R A C T

THIS AGREEMENT made and entered into this 8 day of January, A. D., 1988, by and between ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, hereinafter called "County," and AUGUST ZINN, hereinafter called "Seller."

W I T N E S S E T H:

WHEREAS, the County proposes to construct a limited access highway as an extension of State Road 312, which will encompass the property of the Seller, and

WHEREAS, the County is desirous of purchasing, on a negotiated basis, the property for the construction of such limited access highway and Seller is desirous of selling upon the terms and conditions hereinafter expressed.

NOW, THEREFORE, it is mutually agreed as follows:

1. Seller shall sell and County shall buy, for the purchase price hereinafter set forth, all that real estate described in Exhibit "A" attached hereto and made a part hereof.

2. The purchase price of the property to be acquired by the County shall be \$53,000.00.

3. Conveyance shall be by good and sufficient warranty deed which shall convey the property in fee simple. The County shall have 30 days to make such examination of title as it deems appropriate and shall advise the Seller, in writing, of any defects of title or exceptions thereto and Seller shall have 15 days thereafter to clear such defects or exceptions and to close. The full purchase price shall be paid at the time of closing.

4. It is understood and agreed that the County shall pay for title insurance and for the cost of preparation of the deed, recording of the deed and any other

charges which may be levied necessary to the recording of the deed.

IN WITNESS WHEREOF the parties have hereunto set their hands and seals the day and year first written above.

Signed, sealed and delivered ST. JOHNS COUNTY, FLORIDA in the presence of:

Anna M. McDonald
Witness as to County

BY: *Lawrence O. Hartley*
Chairman

Connie E. McDaniel
Witness as to County

ATTEST:
Paul - Bud - Morley
Clerk of the Circuit Court for St. Johns County, ex officio Clerk of the Board of County Commissioners, St. Johns County, Florida

"County"

Archie F. Beason
Witness as to Seller

August Zinn
AUGUST ZINN

Claudia J. Pizzo
Witness as to Seller

"Seller"

MAP SHOWING SURVEY OF

SEARCH PARCEL 14 -- ALL TAKE

A PART OF GOVERNMENT LOT 1 TOGETHER WITH A PART OF THE NORTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALL LYING SOUTHEASTERLY OF STATE ROAD 207 (A 100 FOOT RIGHT-OF-WAY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE ANTONIO CANOVAS GRANT (SECTION 48) WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD 207; THENCE NORTH 44° 34' 50" EAST ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 23.84 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 44° 21' 35" EAST CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 809.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 44° 21' 35" EAST AND ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 179.07 FEET TO THE POINT OF CURVATURE IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 00° 34' 21" EAST ALONG THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 395, PAGE 733 OF THE PUBLIC RECORDS OF SAID COUNTY, AND AN EXTENSION THEREOF, A DISTANCE OF 208.37 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 566, PAGE 711; THENCE SOUTH 76° 49' 28" WEST ALONG THE NORTHERLY LINE OF LAST SAID LANDS, A DISTANCE OF 82.64 FEET; THENCE NORTH 25° 16' 20" WEST CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 109.66 FEET TO THE POINT OF BEGINNING, CONTAINING 17,600 SQUARE FEET, OR, 0.404 ACRES, MORE OR LESS. ALSO BEING THE SAME LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 549, PAGE 670.

SCHEDULE "A"

A part of Government Lot 1 together with a part of the Northwest 1/4 of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, all lying southeasterly of State Road 207 (A 100 foot right-of-way), and being more particularly described as follows: For a Point of Reference, commence at the intersection of the North line of the Antonio Canovas Grant (Section 48) with the Southeasterly right-of-way line of said State Road 207; thence North 44 degrees 34 minutes 50 seconds East along said right-of-way line, a distance of 23.84 feet to an angle point in said right-of-way line; thence North 44 degrees 21 minutes 35 seconds East continuing along said right-of-way line, a distance of 809.73 feet to POINT OF BEGINNING; thence continue North 44 degrees 21 minutes 35 seconds East and along said right-of-way line, a distance of 179.07 feet to the point of curvature in said right-of-way line; thence South 00 degrees 34 minutes 21 seconds East along the West line of those lands described in Official Records Volume 395, page 733 of the public records of said county, and an extension thereof, a distance of 208.37 feet to the Northeast corner of those lands described in Official Records Volume 566, page 711; thence South 76 degrees 49 minutes 28 seconds West along the Northerly line of last said lands, a distance of 82.64 feet; thence North 25 degrees 16 minutes 20 seconds West continuing along said Northerly line, a distance of 109.66 feet to the POINT OF BEGINNING, also being the same lands described in Official Records Volume 549, page 670.

MJD

88 3145

WARRANTY DEED
NEEDS TO MOVE

RANCO FORM 01

Return by (enclose self-addressed stamped envelope)
To: NORTH FLORIDA TITLE COMPANY

Address P.O. BOX 2186, ST. AUGUSTINE, FL 32085

This instrument Prepared by: Luanne R. Hickey for
NORTH FLORIDA TITLE COMPANY

Address P.O. Box 2186
St. Augustine, Fl 32085

Property Appraisers Parcel Identification (File) Number(s):
1098430-0000

Documentary Tax Pd. \$ 291.50
\$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: JLL D.C.

O.R. 772 PG 1778

SPACE ABOVE THIS LINE FOR PROCESSING DATA SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed Made the 5th day of February A. D. 1988 by

AUGUST ZINN, a single man

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, Florida 32085
hereinafter called the grantee:

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, alienates, conveys, 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 Right of Way Reservation reserved in Trustees Deed filed May 25, 1942 and recorded in Deed Book 134, page 503, of the public records of St. Johns County, Florida.

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, 1987.

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:

Megan W. Hays
Luanne R. Hickey

August Zinn
August Zinn



STATE OF FLORIDA
COUNTY OF ST. JOHNS

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
AUGUST ZINN, a single man

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 5th day of February A. D. 1988

Luanne R. Hickey

My commission expires: 11-17-88 Notary Public, State of Florida at Large

SCHEDULE "A"

A part of Government Lot 1 together with a part of the Northwest 1/4 of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, all lying southeasterly of State Road 207 (A 100 foot right-of-way), and being more particularly described as follows: For a Point of Reference, commence at the intersection of the North line of the Antonio Canovas Grant (Section 48) with the Southeasterly right-of-way line of said State Road 207; thence North 44 degrees 34 minutes 50 seconds East along said right-of-way line, a distance of 23.84 feet to an angle point in said right-of-way line; thence North 44 degrees 21 minutes 35 seconds East continuing along said right-of-way line, a distance of 809.73 feet to POINT OF BEGINNING; thence continue North 44 degrees 21 minutes 35 seconds East and along said right-of-way line, a distance of 179.07 feet to the point of curvature in said right-of-way line; thence South 00 degrees 34 minutes 21 seconds East along the West line of those lands described in Official Records Volume 395, page 733 of the public records of said county, and an extension thereof, a distance of 208.37 feet to the Northeast corner of those lands described in Official Records Volume 566, page 711; thence South 76 degrees 49 minutes 28 seconds West along the Northerly line of last said lands, a distance of 82.64 feet; thence North 25 degrees 16 minutes 20 seconds West continuing along said Northerly line, a distance of 109.66 feet to the POINT OF BEGINNING, also being the same lands described in Official Records Volume 349, page 670.

FILED AND RECORDED IN
1988 FEB -8 PH 3-47

Carl "Bud" Minkler
CLERK OF CIRCUIT COURT

**State of Florida
County of St. Johns**

I, CARL "BUD" MARKEL, Clerk Circuit Court, Seventh Judicial Circuit of Florida, in and for St. Johns County, Florida, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of WARRANTY DEED

By: AUGUST ZINN, a single man, grantor

To: ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, grantee.

as the same appears of record in the office of the Clerk of the Circuit Court, St. Johns County, Florida, in OFFICIAL RECORD BOOK 772, Page s 1778 - 1779, of the public records of St. Johns County, Florida.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal of office this 17th Day of MARCH, A.D. 19 88.

(SEAL, CIRCUIT COURT,
7TH JUDICIAL CIRCUIT,
ST. JOHNS COUNTY, FLORIDA)

CARL "BUD" MARKEL
Clerk Circuit Court

BY George Loran
Deputy Clerk

COMMITMENT
SCHEDULE B—Section 1

Commitment Number: 104796

File Number: 88-303SA

Requirements

The following are the requirements to be complied with:

1. Instrument(s) creating the estate or interest to be insured must be approved, executed and filed for record, to wit:
 - (a) WARRANTY DEED from August Zinn, joined by spouse, if married, conveying captioned lands to St. Johns County, a political subdivision of the State of Florida.

2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.

3. Payment of all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

4. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed; that contractor, subcontractors, labor and materialmen are all paid.

5. Survey, satisfactory to company, must be furnished. Note: Upon receipt of satisfactory survey exceptions 3 and 4 of Schedule B — Section 2 of this commitment may be deleted from the policy to be issued.

NOTE: FOR INFORMATION ONLY: County taxes for year 1987 are totally exempt by virtue of homestead exemption; Parcel Account No. 1098430-0000.

SCHEDULE B - Section 2

Commitment Number: 104796

File Number: 88-303SA

Exceptions

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Easements or claims of easements not shown by the public records.
5. Taxes or special assessments which are not shown as existing liens by the public records.
6. Taxes and assessments for the year 1987 and subsequent years.
7. RIGHT OF WAY reservation as reserved in Trustees Deed to D. E. Porter, et us., filed May 25, 1942 in Deed Book 134, page 503, of the public records of St. Johns County, Florida, which recites: "RESERVING UNTO the State of Florida easement for State Road right of way 200 feet wide lying equally on each side of the center line of any State Road existing on the date of this deed through so much of any parcel herein described, as is within 100 feet of said center line."

Instructions For Obtaining Signatures
On Deeds, Easements And Other
Instruments Conveying An Interest
In Real Estate

Each grantor signature must be witnessed by 2 witnesses and be acknowledged by a Notary Public who may also be one of the witnesses.

The following information on this instruction form must be obtained from each grantor by the person obtaining the grantor signatures.

<u>January 8, 1988</u>	date on the deed or easement
<u>\$ 53,000.00</u>	gross sales price for the sale of the conveyed real estate or interest therein
<u>August Zinn</u>	Grantors name
<u>700 State Road #207</u>	Grantors Address
<u>St. Augustine, Fla.</u>	
<u>108-22-7319</u>	Grantors social security number or tax identification number if different than the social security number
<u>700 State Road # 207</u>	Address of the Property being conveyed
<u>St. Augustine, Fla.</u>	
<u>Parcel #1098430</u>	
<u>OR 549/670</u>	

(Need name, address and tax
identification number
for each grantor)

Please circle whether Grantee is
(St. Johns County)
(Anastasia Sanitary District)
(Other)

Return this completed form to the County Attorney with the executed deed or easement.