

RESOLUTION NO. 88- 9

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

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THIS 26th DAY OF January 1988, THAT IT CONFIRMS THAT IT HAS ACCEPTED THE RECORDED WARRENTY DEED O.R. 760 PG 0829 AND O.R. 768 PG 0377 DATED THE 9TH DAY OF OCTOBER, 1987 FROM ST. JOHNS ENTERPRISES AND INVESTMENTS, LTD., A FLORIDA LIMITED PARTNERSHIP, FORMERLY INTER-MEDIC ASSOCIATES LIMITED, A FLORIDA LIMITED PARTNERSHIP.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Hartley
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Lynna M. McDonald
DEPUTY CLERK

25.01

WARRANTY DEED
INDIVID. TO INDIVID.

This deed is being re-recorded to add reverter clause.

RAMCO FORM 1

O.R. 768 PG

0377

This Warranty Deed Made the 9th day of October A. D. 1987 by

ST. JOHNS ENTERPRISES AND INVESTMENTS, LTD., a Florida Limited Partnership, formerly INTER-MEDIC ASSOCIATES LIMITED, a Florida Limited Partnership, 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, Fl. 32085 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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, aliens, remises, 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: See attached Schedule A. Documentary Tax Pd. \$ 220.⁰⁰
\$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: abm D.C.

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, 19 86

This instrument prepared by: Luanne R. Hickey for St. Johns County Title & Abstract, PO Drawer 389, St. Augustine, Florida as a necessary incident to the fulfillment of conditions in a title insurance commitment issued by it.

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:

ST. JOHNS ENTERPRISES AND INVESTMENTS, LTD.

Notary Public
Luanne R. Hickey

By: W.W. O'Connell L.S.
W.W. O'Connell, General Partner L.S.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

SPACE BELOW FOR RECORDS USE

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 W.W. O'Connell, as General partner of ST. JOHNS ENTERPRISES AND INVESTMENTS, LTD., a Florida Limited partnership, formerly INTER-MEDIC ASSOCIATES LIMITED, a Florida Limited Partnership 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 9th day of October, A. D. 1987

Luanne R. Hickey
Notary Public, State of Florida at Large

This instrument prepared by

My commission expires: 8-31-91

Schedule A

STATE ROAD 312 EXTENSION - LIMITED ACCESS

A PART OF THE G.W. PERPALL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: FOR A POINT OF REFERENCE, COMMENCE AT A NAIL IN THE CENTERLINE OF MOULTRIE ROAD (S.R. S-5-A, A 66 FOOT RIGHT-OF-WAY), SAID NAIL BEING THE POINT OF CURVATURE OF A CURVE AT STATION 163+06.85; THENCE SOUTH 09° 28' 38" WEST ALONG SAID CENTERLINE, A DISTANCE OF 648.40 FEET; THENCE SOUTH 80° 31' 22" EAST, A DISTANCE OF 33.00 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS OWNED BY ROBERT A. AND JOAN E. MORGAN; THENCE CONTINUE SOUTH 80° 31' 22" EAST ALONG THE SOUTH LINE OF SAID LANDS, A DISTANCE OF 220.00 FEET TO THE SOUTHEAST CORNER OF SAID LANDS, AND THE POINT OF BEGINNING; THENCE NORTH 09° 28' 38" EAST ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 140.00 FEET; TO THE SOUTH LINE OF THOSE LANDS OWNED BY MOHAMAD AJLOUNI; THENCE SOUTH 80° 24' 00" EAST ALONG THE SOUTH LINE OF LAST SAID LANDS, A distance of 202.85 FEET TO THE WEST LINE OF LANDS OWNED BY ST. JOHNS COUNTY; THENCE SOUTH 00° 30' 04" EAST ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 87.27 FEET TO THE SOUTHWEST CORNER OF LAST SAID LANDS; THENCE SOUTH 85° 39' 21" WEST, A DISTANCE OF 224.47 FEET TO THE POINT OF BEGINNING.

Together with all rights of access, light, air and view along property herein and the remaining lands of the Seller.

SUBJECT TO: The County agreeing that it shall award a contract for the construction of such road no later than 4 years from the date of execution hereof and that in the event a contract for the construction of said State Road 312 extension is not awarded by such date, that the County will reconvey the property rights to be acquired hereunder to the Seller its successors and assigns.

Filed and Recorded in
Public Records of
St. Johns County, Fla.

on 12-21-87 at 11:20 AM
CARL "BUND" MARKEL, Clerk
Circuit Court

By Carol B. Mulligan
Deputy Clerk

RECORD VERIFIED
[Signature]

VERIFIED BY
[Signature]

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

1987 OCT 15 AM 10:47

Carl "Bund" Markel
CLERK OF CIRCUIT COURT