

RESOLUTION NO. 89 -124

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

WHEREAS, DAVID W. JOHNSON and JEAN JOHNSON his wife as owner, has tendered a Warrenty Deed dated April 24, 1989 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the land described thereon

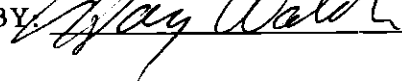
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

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 record the Warrenty Deed in the official records of St. Johns County at the County expense.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 13th day of June, 1989.

BOARD OF COUNTY COMMISSIONERS  
OF St. Johns County, Florida

BY:  \_\_\_\_\_

ATTESTED: Carl "Bud" Markel, Clerk

BY:  \_\_\_\_\_  
Deputy Clerk

4366

**THIS WARRANTY DEED** Made the 24th day of April A.D. 1989 by

DAVID W. JOHNSON and JEAN JOHNSON his wife

hereinafter called the grantor, to

ST. JOHNS COUNTY POLITICAL SUBDIVISION OF THE STATE OF FLORIDA

whose postoffice address is PO Box 349 -  
St. Augustine, Florida 32086

herein 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:

The North 20 feet of Lot 2, All of Lot 4 and the South 15 feet of Lot 6, HILDEN SUBDIVISION, Block 38, according to map thereof recorded in Map Book 3, page 59 of the public records of St. Johns County, Florida.

Documentary Tax Pd. \$ 55  
\$ 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 anywise 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, 1988.

**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:

Carol A. Lagasse  
Witness

Jammy L. Coiron  
Witness

David W. Johnson LS  
DAVID W. JOHNSON

Jean Johnson LS  
JEAN JOHNSON

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 acknowledgements, personally appeared

DAVID W. JOHNSON and JEAN JOHNSON his wife

to me known to be the person described in who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid, this 24 day of April, A.D. 1989.

Carol A. Lagasse

(Notary Seal)

Notary Public

My commission Expires: April 17, 1992

This instrument prepared by:

Carol A. Lagasse  
Estate Title and Guaranty Inc.  
71 Carrera Street  
St. Augustine, Florida 32084  
as necessary incident to the fulfillment of conditions set forth in a Title Insurance Binder issued by Estate Title and Guaranty, Inc.

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

89 JUN 14 PM 2:49

Clara ...  
CLERK OF CIRCUIT COURT

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

PART I

A. Grantor (Seller): David W. Johnson and Jean Johnson  
Individual/Agent Name Corporate Name (if applicable)

217 Alczar St. St. Augustine, Fla. 32084 904 ) 829-5140  
Mailing Address City State Zip Code Phone No.

B. Grantee (Buyer): St. Johns County P. O. Drawer 349  
Individual/Agent Name Corporate Name (if applicable)

St. Augustine, Fla. (904)824-8131  
Mailing Address City State Zip Code Phone No.

C. Description of Property: \_\_\_\_\_  
Lot No. Block No. Name of Subdivision

The north 20 ' of Lot 2, All lot 4 and the south 15' of lot 6 Hilden Sub.  
Other Description (if applicable)

D. Date of Sale: April 24, 1989 Type of Document: Warrenty Deed

E. Recorded in St. Johns County(s)

PART II

Total Consideration Paid Or To Be Paid \$ -0-

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. To St. Johns County for Road Right of Way

\_\_\_\_\_

\_\_\_\_\_

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



Signature of Grantor, Grantee or Grantee's Agent

June 6, 1989

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

COMMITMENT  
SCHEDULE A

OFFICE FILE NUMBER: 4366

COMMITMENT NUMBER: F 431977

EFFECTIVE DATE & TIME: APRIL 11, 1989 @ 5:00 P.M.

Loan Amount

Owners Amount \$3,555.25

1. Policy or Policies to be issued:

ALTA LOAN POLICY.

Proposed Insured: N/A

ALTA OWNER'S POLICY, Form

Proposed Insured: BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS  
COUNTY

2. The estate or interest in the land described or referred to in this Commitment and covered here is a fee simple, and title thereto is at the effective date hereof vested in:

OLD DIXIE VILLAGE MOBILE HOME COMMUNITY, INC., A FLORIDA  
CORPORATION (As to Parcel 1)

DAVID W. JOHNSON and JEAN JOHNSON, his wife

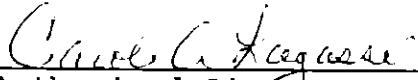
3. The Land is described as follows:

PARCEL 1:

LOT 1, BLOCK 39, HILDEN SUBDIVISION ACCORDING TO MAP THEREOF  
RECORDED IN MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF ST.  
JOHNS COUNTY, FLORIDA.

PARCEL 2

THE NORTH 20 FEET OF LOT 2, ALL OF LOT 4 AND THE SOUTH 15  
FEET OF LOT 6, HILDEN SUBDIVISION, ACCORDING TO MAP THEREOF  
RECORDED IN MAP 3, PAGE 59 OF THE PUBLIC RECORDS OF ST.  
JOHNS COUNTY, FLORIDA.

  
\_\_\_\_\_  
Authorized Signature

COMMITMENT  
SCHEDULE B - SECTION 1

Commitment Number 431977

**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. VALID RELEASE OF THAT CERTAIN MORTGAGE executed by OLD DIXIE VILLAGE MOBILE HOME COMMUNITY, INC. a Florida Corporation in favor of MARGARET H. NEMO dated October 30, 1985, recorded November 1, 1985 in Official Records Book 688, page 252 of the public records of St. Johns County, Florida securing the sum of \$66,500.00.
  - B. WARRANTY DEED to be executed by OLD DIXIE VILLAGE MOBILE HOME COMMUNITY, INC. conveying subject property to ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS.
  - C. PAYMENT OF 1988 TAXES.
  - D. WARRANTY DEED to be executed by DAVID W. JOHNSON AND JEAN JOHNSON, his wife conveying subject property (parcel 1) to ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS.
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 materialment 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.

**COMMITMENT  
SCHEDULE B - SECTION 2**

**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 thereof 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 and assessments for the year 1988 and subsequent years.
6. RESTRICTIONS AND RESERVATIONS HELD BY THE STATE OF FLORIDA IN THAT CERTAIN TIIIF DEED RECORDED IN DEED BOOK 249, PAGE 429 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.