

RESOLUTION NO. 89 -125

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

WHEREAS, OLD DIXIE VILLAGE MOBILE HOME COMMUNITY, INC. as owner, has tendered a Warrenty Deed dated June 17, 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 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

WARRANTY DEED
FROM CORPORATION

RAMCO FORM 33

This Warranty Deed Made and executed the 17th day of June A. D. 1988 by
OLD DIXIE VILLAGE MOBILE HOME COMMUNITY, INC.

a corporation existing under the laws of Florida, and having its principal place of
business at 115 Vilano Road, Suite "A", St. Augustine, Fl 32084
hereinafter called the grantor, to ST. JOHNS COUNTY POLITICAL SUBDIVISION OF
THE STATE OF FLORIDA
ST. JOHNS COUNTY, FLORIDA
whose postoffice address is P.O. Drawer 349, St. Augustine, Fl 32085-0349

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, by these presents does grant, bargain, sell,
alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns
County, Florida, viz:

Lot 1 in Block 39 of HILDEN SUBDIVISION, according
to plat thereof 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: ARM D.C.

FILED AND RECORDED
PUBLIC RECORDS
ST. JOHNS COUNTY, FL

89 JUN 14 PM 2:4

CLERK OF CIRCUIT COURT

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 it is lawfully seized of said land in fee
simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully war-
rants 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.

(CORPORATE SEAL)

In Witness Whereof

the grantor has caused these presents to
be executed in its name, and its corporate seal to be hereunto affixed, by its
proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Roland L. Petersen
Roland L. Petersen Secretary

OLD DIXIE VILLAGE MOBILE
HOME COMMUNITY, INC.

Signed, sealed and delivered in the presence of:

Joy Carter Clark
Roland L. Petersen

By: Raymond C. Clark
Raymond C. Clark President

STATE OF Florida
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments,
personally appeared

Raymond C. Clark and Roland L. Petersen

well known to me to be the President and Secretary respectively, of the corporation named as grantor
in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily
under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 17th day of June, A. D. 1988

History Public, State of Florida
My Commission Expires Sept. 13, 1991
Bonded thru Fidelity Insurance Co.

Joy Carter Clark

This Instrument prepared by: Raymond C. Clark
Address Old Dixie Village Mobile Home Community, Inc.
PO Box 329
St. Augustine, FL 32085-0329

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

PART I

A. Grantor (Seller): Old Dixie Village Mobile Home Community Inc
Individual/Agent Name Corporate Name (if applicable)

115 Vilano Road Suite B St. Augustine, Fla. 32084 004 824-3105
Mailing Address City State Zip Code Phone No.

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

P. O. Drawer 349 St. Augustine, Fla. 32085 (904) 814-8131
Mailing Address City State Zip Code Phone No.

C. Description of Property: 1 / 39 / Hilden Sub.
Lot No. Block No. Name of Subdivision

Other Description (if applicable)

D. Date of Sale: June 17, 1988 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. <u>Road Right of Waw to St. Johns County</u>	

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 St. Johns County Contracting Agent

June 6, 1989

Signature of Grantor, Grantee or Grantee's Agent

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 T1IF DEED RECORDED IN DEED BOOK 249, PAGE 429 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.