

RESOLUTION NO- 89 - 160

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

WHEREAS, TERRY W. PACETTI, as trustee, has tendered a Warranty Deed dated April 21, 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 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 record the Warranty Deed in the official records of St. Johns County.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 8th day of August, 1989.

BOARD OF COUNTY COMMISSIONERS
of ST. JOHNS COUNTY, FLORIDA

BY: 
Its Chairman

ATTESTED: Carl "Bud" Markel, Clerk

BY: 
Deputy Clerk

This Warranty Deed Made the 21st day of April A. D. 1987 by

TERRY W. PACETTI, as Trustee

hereinafter called the grantor, to

ST. JOHNS COUNTY, a Political Subdivision of the State of Florida
PO Box 349, St. Augustine, FL 32085

whose postoffice address is
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 in Exhibit "A", attached hereto and by this reference made a part hereof.)

Documentary Tax Pd. \$.55
Intangible Tax Pd. \$ 0
Carl "Bud" Markel, Clerk St. Johns
County By: [Signature] D.C.

THIS INSTRUMENT WAS PREPARED BY
[Signature]
FOR ANCIENT CITY TITLE CO., INC.
RT. 3, BOX 27 D, ST. AUGUSTINE, FL
AS A NECESSARY INCIDENT TO THE
FULFILLMENT OF OBLIGATIONS IN A TITLE
INSURANCE COMMITMENT ISSUED BY IT.

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 88.

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:

[Signatures of witnesses]

[Signature of Terry W. Pacetti]
TERRY W. PACETTI, as Trustee

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

TERRY W. PACETTI, as Trustee

to the known to be the person described in and he executed the foregoing instrument and he acknowledged before me at [location] that he executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of April, A. D. 1987

[Signature of Notary Public]
Notary Public, State of Florida at Large

This Instrument prepared by:

Address

SPACE BELOW FOR RECORDERS USE

PARCEL 1

EXHIBIT A

A 60 FOOT WIDE STRIP OF LAND IN GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 23, RUN N 00° 11' W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 (THE WEST LINE OF SAID SECTION LOT 3 BEING COINCIDENT WITH THE WEST LINE OF SAID SECTION 23), FOR A DISTANCE OF 1014.20 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN S 65° 02' 26"E, FOR A DISTANCE OF 241.02 FEET TO THE POINT OF BEGINNING OF THIS ROADWAY DESCRIPTION; THENCE CONTINUE S 65°02'26"E, FOR A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE AND BEARING N65°02'26"W, FROM THE CENTER OF CIRCLE OF SAID CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 25°08'26", FOR A DISTANCE OF 17.55 FEET TO A POINT OF TANGENCY; THENCE RUN N 50°06'E, FOR A DISTANCE OF 325.49 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE RUN N 22° 00W, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, FOR A DISTANCE OF 63.05 FEET , MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 542, PAGE 879, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN S 50°06'W, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 542, PAGE 879 PARCEL AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 344.87 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 25°08'26" FOR A DISTANCE OF 43.88 FEET TO THE POINT OF BEGINNING.

FILED IN OFFICIAL RECORDS BOOK 542, PAGE 879, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

89 AUG 31 PM 2:39

Clara M. Minter
CLERK OF COUNTY COURT

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

PART I

A. Grantor (Seller): Terry Pacetti
Individual/Agent Name Corporate Name (if applicable)
P. O. Box 618 St. Augustine, Fla. 32085 904) 824-9718
Mailing Address City State Zip Code Phone No.

B. Grantee (Buyer): St. Johns County
Individual/Agent Name Corporate Name (if applicable)
4020 Lewis Speedway 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
Northwood Drive Road right of way
Other Description (if applicable)

D. Date of Sale: ~~XXXXX~~ August 8, 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. <u>Donation of Road right of way 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 Contracting Agent St. Johns County

7-27-89

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

THIS INSTRUMENT, made this 12th day of April, 1981, between

S. J. Mills Septic Tanks, Inc., a Florida corporation
of the County of St. Johns and State of Florida, hereinafter called the grantor, which term shall include, wherever the context permits or requires, singular or plural, heirs, legal representatives, successors, and assigns, and

SEE 579 REG 067

Harry H. Pappalardo, as Trustee
whose post-office address is Route 4, Box 260-B, St. Augustine, Florida, 32084

County of St. Johns and State of Florida, hereinafter called the grantee, which term shall include, wherever the context permits or requires, singular or plural, heirs, legal representatives, successors and assigns.

WITNESSETH: That the grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations to the grantee in hand paid by the grantee, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee forever all that certain real property situate in the County of St. Johns, State of Florida, described as follows:

As delineated on EXHIBIT A on the reverse side hereof.

Which lands are subject to the lien of the mortgage held by Barnett Bank of St. Johns County, which is recorded in Official Records Volume 532, page 483 of the St. Johns County, and the Grantor covenants to hold Grantee harmless from any loss or liability arising thereunder provided that the Grantee shall comply with all terms and conditions set forth in the Purchase Money Mortgage between the parties of even date.

266
Apr 98

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the grantee in fee simple.

And the grantor does hereby fully warrant the title to said real property, excepting herefrom riparian and littoral rights herein conveyed, if any, and said grantor will defend the same against the lawful claims of all persons whatsoever.

This conveyance is SUBJECT TO: (1) All unpaid taxes for the current year, if any, the payment of which is assumed by the grantee as part of the consideration for this conveyance; and, (2) Restrictions and restrictive covenants of record, if any, and, if a recorded plat is above mentioned, such restrictions and/or covenants as may be shown thereon.

IN WITNESS WHEREOF, the grantor has executed this warranty deed under seal, the day and year first above written.

Signed, sealed and delivered in the presence of

S. J. MILLS SEPTIC TANKS, INC.

[Handwritten signature]
[Handwritten signature]

BY: *[Handwritten signature]*
Its President

(Corporate Seal)



STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, as a duly authorized to take acknowledgments in the State and County aforesaid, personally appeared
S. J. Mills and

to me known to be the persons described in and who executed the foregoing warranty deed as President of S. J. Mills Septic Tanks, Inc. the corporation named therein, and severally acknowledged to me that they executed the same as the act and deed of the said corporation.

Witness my hand and official seal in the State and County aforesaid, this 12th day of April, 1981.

[Handwritten signature]
Notary Public in and for the State and County Aforesaid.
My commission expires 10/2/83

This instrument prepared by:
Address

SPACE RESERVE FOR RECORDING USE

STATE OF FLORIDA
DOCUMENTARY STAMP
DEPT OF REVENUE
1012.4
218.00

EXHIBIT "A"

REF 579 PAR 688

PARCEL 1:

ALL OF GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE RIGHT OF WAY FOR THE FLORIDA EAST COAST RAILWAY, EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTHEAST LINE OF THE 100 FOOT WIDTH RIGHT OF WAY FOR THE FLORIDA EAST COAST RAILWAY WITH THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE SOUTH 22 DEGREES 00 MINUTES EAST, ON SAID EAST LINE OF GOVERNMENT LOT, 219.33 FEET; THENCE SOUTH 50 DEGREES 06 MINUTES WEST, ON THE NORTHWEST LINE OF A 60 FOOT WIDTH ROAD, 344.87 FEET TO THE POINT OF A CURVE TO THE LEFT WITH A RADIUS OF 100 FEET; THENCE ON SAID CURVE TO THE LEFT AND ON SAID NORTHWEST LINE OF ROAD, THROUGH A CENTRAL ANGLE OF 25 DEGREES 06 MINUTES 30 SECONDS, AN ARC DISTANCE OF 43.88 FEET; THENCE NORTH 65 DEGREES 02 MINUTES 30 SECONDS WEST 241.02 FEET TO THE INTERSECTION OF SAID SOUTHEAST RIGHT OF WAY LINE OF RAILWAY WITH THE WEST LINE OF SAID GOVERNMENT LOT 3; THENCE NORTH 50 DEGREES 06 MINUTES EAST, ON SAID RIGHT OF WAY LINE OF RAILWAY, 557.16 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND IN THE SOUTHEAST CORNER OF GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 1.00 ACRE MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 3; THENCE NORTH 88 DEGREES 36 MINUTES 07 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 325.26 FEET; THENCE NORTH 1 DEGREE 23 MINUTES 53 SECONDS EAST 208.71 FEET TO THE SOUTH LINE OF A 60 FOOT WIDTH ROAD; THENCE SOUTH 22 DEGREES 36 MINUTES 07 SECONDS EAST, ON SAID SOUTH LINE OF ROAD, 20.75 FEET TO A POINT ON THE CUL-DE-SAC AT THE END OF SAID ROAD (CENTER OF SAID CUL-DE-SAC BEING NORTH 79 DEGREES 51 MINUTES 44 SECONDS EAST 50 FEET FROM SAID LAST NAMED POINT); THENCE ON THE SOUTH LINE OF SAID CUL-DE-SAC WITH RADIUS OF 50 FEET, THROUGH A CENTRAL ANGLE OF 123 DEGREES 27 MINUTES 44 SECONDS, AN ARC DISTANCE OF 107.74 FEET; THENCE SOUTH 43 DEGREES 36 MINUTES EAST, ON A LINE RADIAL TO SAID CURVE, 90.57 FEET; THENCE SOUTH 88 DEGREES 36 MINUTES 07 SECONDS EAST 114.50 FEET; THENCE SOUTH 22 DEGREES 00 MINUTES EAST, ON THE EAST LINE OF SAID GOVERNMENT LOT, 130 FEET TO THE POINT OF BEGINNING.

FILED AND RECORDED IN
ST. JOHNS COUNTY, FLORIDA
688 APR 12 AM 10 38
Paul "Bud" Haskel
CLERK OF COUNTY