

RESOLUTION NO. 90-122

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

WHEREAS, EDWARD G. MUSSALLEM and HARRIET L. MUSSALLEM, his wife, EDWARD K. LESLEY and LINDA LESLEY, his wife, JOHN D. BAILEY and MARGARET B. BAILEY, his wife, and PIEERE D. THOMPSON, a married man Conveying non-homestead property, and MAXIE R. THOMPSON, an unmarried person as owners, have tendered a Warranty Deed dated this 24 day of May 1990 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 file the Title Opinion and to record the Warranty 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 10 day of July 1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Carroll Maguire
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Carly B. Mulligan
Deputy Clerk

UPCHURCH, BAILEY AND UPCHURCH, P. A.

ATTORNEYS AT LAW
780 NORTH PONCE DE LEON BOULEVARD
POST OFFICE DRAWER 3007

SAINT AUGUSTINE, FLORIDA 32085-3007

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TELECOPIER (904) 825-4862

FRANK D. UPCHURCH
(1894-1986)

FRANK D. UPCHURCH, JR.
OF COUNSEL

HAMILTON D. UPCHURCH
JOHN D. BAILEY, JR.
FRANK D. UPCHURCH, III
TRACY W. UPCHURCH

KEITH R. FOUNTAIN
KATHERINE GAERTNER JONES

June 21, 1990

Board of County Commissioners
Historical St. Johns County, Florida
St. Johns County Administration Building
Post Office Drawer 349
St. Augustine, Florida 32085-0349

RE: Conveyance from Edward G. Mussallem, John D. Bailey
and Pierre D. Thompson, et.al., to St. Johns County
of A Part of Lot 14, Green Acres, Section 1

Dear Sirs:

I have caused a search of the public records of St. Johns County, Florida, to be made by North Florida Title Company, to determine the status of the title to the real property described on Exhibit "A", attached hereto (hereinafter the "Property").

Based on such title search, it is my opinion that title to the property is vested in Edward G. Mussallem and Harriet L. Mussallem, his wife, as to a one-third interest, Edward M. Lesley and Linda Lesley, his wife, as to a one-third interest, Pierre D. Thompson and Maxie R. Thompson, as to a one-sixth interest, and John D. Bailey and Margaret B. Bailey, his wife, as to a one-sixth interest, all by virtue of a deed recorded in Official Records Book 57, Page 114, of said public records, subject only to the following:

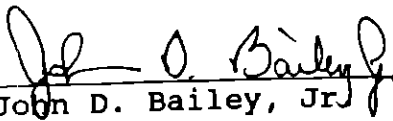
1. Taxes for the year 1990 and subsequent years.
2. Covenants, restrictions and easements of record.
3. Any unpaid and recorded mechanics' and materialmens' liens for labor or materials furnished beginning within ninety (90) days within prior to May 24, 1990.
4. Applicable zoning ordinances and regulations.

Board of County Commissioners
Historical St. Johns County, Florida
June 21, 1990
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5. Rights of parties in possession other than record owners.
6. Any state of facts which an accurate survey might show.
7. Easements or claims of easements not shown by the public records.
8. Any lien or encumbrances placed on record after May 24, 1990.

Respectfully submitted,

UPCHURCH, BAILEY & UPCHURCH, P.A.

By:  _____
John D. Bailey, Jr.

JDBjr/gb

EXHIBIT "A"

A part of Lot 14, GREEN ACRES-Section 1 as recorded in Map Book 6, Page 5, of the public records of St. Johns County, Florida, and being more particularly described as follows: For a Point of Beginning, commence at the Northwest corner of said Lot 14; thence South 76° 59' 50" East, along the North line of said Lot 14, a distance of 220.00 feet; thence South 13° 00' 10" West, a distance of 155.00 feet; thence North 69° 22' 16" West, a distance of 186.27 feet to an intersection with the Westerly line of said Lot 14; thence North 02° 11' 31" West, along said West line of Lot 14, a distance of 135.00 feet to the Point of Beginning. Containing 0.658 acres, more or less.

90 17892

90 17437

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY & UPCHURCH, P.A.
780 NORTH PONCE DE LEON BOULEVARD
POST OFFICE DRAWER 3007
ST. AUGUSTINE, FLORIDA 32085-3007

WARRANTY DEED

THIS INDENTURE, made this 24 day of May, 1990, between EDWARD G. MUSSALLEM and HARRIET L. MUSSALLEM, his wife, EDWARD M. LESLEY and LINDA LESLEY, his wife, JOHN D. BAILEY and MARGARET B. BAILEY, his wife, and PIERRE D. THOMPSON, a married man conveying non-homestead property, and MAXIE R. THOMPSON, an unmarried person, Grantors, and ST. JOHNS COUNTY, a Political Subdivision of the State of Florida, whose post office address is c/o Clerk of the Circuit Court, St. Augustine, St. Johns County, Florida 32084, Grantee.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

A part of Lot 14, GREEN ACRES-Section 1 as recorded in Map Book 6, Page 5, of the public records of St. Johns County, Florida, and being more particularly described as follows: For a Point of Beginning, commence at the Northwest corner of said Lot 14; thence South 76° 59' 50" East, along the North line of said Lot 14, a distance of 220.00 feet; thence South 13° 00' 10" West, a distance of 155.00 feet; thence North 69° 22' 16" West, a distance of 186.27 feet to an intersection with the Westerly line of said Lot 14; thence North 02° 11' 31" West, along said West line of Lot 14, a distance of 135.00 feet to the Point of Beginning. Containing 0.658 acres, more or less.

Parcel Identification Number: 086630-0090

SUBJECT TO: Taxes for the year 1990 and subsequent years.
SUBJECT TO: Covenants, restrictions and easements of record.

and said Grantors do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in the presence of:

Gloria M. Banta
Witness

Linda L. Gibbs
Witness

Barbara Djesdysch
Witness

H. Larry Sub
Witness

Edward G. Mussallem
EDWARD G. MUSSALLEM

Harriet L. Mussallem
HARRIET L. MUSSALLEM

Edward M. Lesley
EDWARD M. LESLEY

Linda Lesley
LINDA LESLEY

THIS DOCUMENT IS BEING RE-RECORDED TO SHOW DOCUMENTARY TAX STAMP

Documentary Tax Pg. 9.55
Intangible Tax Pg.
Clerk of the Circuit Court, St. Johns County, Florida, D.C.

John D. Bailey Jr

Suzanne P Meade
Witness

Suzanne P Meade
Witness

Suzanne P Meade
Witness

John D. Bailey Jr
Witness

Juni Huffak
Witness

Wesleigh Harvie
Witness

John D. Bailey
JOHN D. BAILEY

Margaret B. Bailey
MARGARET B. BAILEY

Pierre D. Thompson
PIERRE D. THOMPSON

Maxie R. Thompson
MAXIE R. THOMPSON

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally appeared EDWARD G. MUSSALLEM and HARRIET L. MUSSALLEM, his wife, o to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 24th day of May, 1990.

Gloria R. Banta
Notary Public
State of Florida at Large
My Commission Expires: 4/28/91

✓ STATE OF MICHIGAN
COUNTY OF Wayne

I HEREBY CERTIFY that on this day before me personally appeared EDWARD M. LESLEY and LINDA LESLEY, his wife, o to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 30 day of May, 1990.

H. Conroy Dub
Notary Public H. Conroy Dub
State of Michigan at Large
My Commission Expires: 7-1-92

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally appeared JOHN D. BAILEY and MARGARET B. BAILEY, his wife, o to me known to be the persons described in and who executed the foregoing instrument and they acknowledged before me that they executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of June, 1990.

Patricia J. Wood
Notary Public
State of Florida at Large
My Commission Expires Aug. 12, 1990

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me personally appeared PIERRE D. THOMPSON, a married man conveying non-homestead property, 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 for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of June, 1990.

Patricia J. Wood
Notary Public
State of Florida at Large
My Commission Expires Aug. 12, 1990

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

90 JUL 18 PM 2:57

Carl "Bud" Munkel

✓ STATE OF TENNESSEE
COUNTY OF Davidson

I HEREBY CERTIFY that on this day before me personally appeared MAXIE R. THOMPSON, an unmarried person, to me known to be the person described in and who executed the foregoing instrument and she acknowledged before me that she executed the same for the uses and purposes therein expressed.

WITNESS my hand and official seal in the County and State last aforesaid this 11th day of June, 1990.

✓ *Alfred P. Pendragon*
Notary Public
State of Tennessee at Large
My Commission Expires: 11-27-93

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

90 JUL 18 AM 11:00

Carl "Bud" Munkel
CLERK OF CIRCUIT COURT

VERIFIED BY
[Signature]