

RESOLUTION NO- 92-5

RESOLUTION OF THE BOARD OF COUNTY

COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

RESOLUTION ACCEPTING WARRANTY DEED FROM DONALD USINA, et al  
FOR ROAD RIGHT-OF WAY

WHEREAS, Donald E. Usina, Roy O. Usina, Robert A. Usina, Margaret L. Madison and Shirley J. Pacetti have tendered a Special Warranty deed dated September 26, 1991 to the Board of County Commissioners of St. Johns County, conveying the land described thereon for road right-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA, that the Special Warranty Deed Exhibit "A" attached hereto and made a part hereof as though fully and completely set forth herein is 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.

The Clerk is instructed to file the Title Opinion and to record the Special 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 14 day of January, 1992

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *J. L. B. B.*  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

*Shirley J. Pacetti*  
Deputy Clerk

Prepared By: LENNA GORDON  
North Florida Title Company  
1510 Ponce De Leon Blvd., Suite A St. Augustine, FL 32084  
Incidental to the issuance of a title insurance policy.  
File No.: 91-3025SA  
Parcel ID #  
Grantee(s) SS # N/A

## SPECIAL WARRANTY DEED (INDIVIDUAL)

This WARRANTY DEED, dated 9-26-91 by  
DONALD E. USINA, ROY O. USINA, ROBERT A. USINA, MARGARET L. MADISON,  
and SHIRLEY J. PACETTI, all conveying non-homestead property  
whose post office address is

hereinafter called the GRANTOR, to  
ST. JOHNS COUNTY FLORIDA, a Political Subdivision of the State of  
Florida

whose post office address is  
P. O. Drawer 349, St. Augustine, FL 32095  
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 therein.

Subject to restrictions, reservations, easements and covenants of record, if any. This reference to restrictions shall not operate to reimpose same.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 1991 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any,

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 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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR.

IN WITNESS WHEREOF, GRANTOR has signed and sealed these presents the date set forth above.

SIGNED IN OUR PRESENCE:

Anthony J. Dardi  
(Witness) ANTHONY J. DARDI

Mary Jane Dardi  
(Witness) MARY JANE DARDI

Michael J. McKay  
(Witness as to MLM) MICHAEL J. MCKAY

Janet P. McKay  
(Witness as to MLM) JANET P. MCKAY

State of Florida  
County of St. Johns

Donald E. Usina  
DONALD E. USINA

Roy O. Usina  
ROY O. USINA

Robert S. Usina  
ROBERT S. USINA

Shirley J. Pacetti  
SHIRLEY J. PACETTI

Margaret L. Madison  
MARGARET L. MADISON

I am a notary public of the state of Florida, and my commission expires: 9-21-93

THE FOREGOING INSTRUMENT was acknowledged before me on 9-26-91 by  
DONALD E. USINA, ROY O. USINA, ROBERT S. USINA, and SHIRLEY J. PACETTI

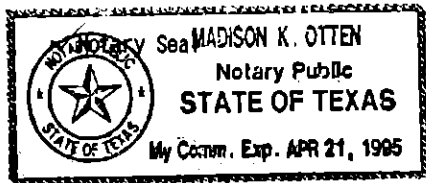
Notary Seal:

Anthony J. Dardi  
ANTHONY J. DARDI  
Notary Public

State of Texas  
County of Harris

I am a notary public of the state of Texas, and my commission expires: ✓ 4/21/95

THE FOREGOING INSTRUMENT was acknowledged before me on ✓ 10-16-91 by  
MARGARET L. MADISON



Madison K. Otten  
Notary Public

SCHEDULE "A"

A strip of land 60 feet in width in Section 40, Township 7 South, Range 29 East, St. Johns County, Florida, more fully described as follows:

Commencing at the Northwest corner of Section 42, Township 7 South, Range 29 East (the Northerly line of said Section 42 having a bearing of North 68 degrees 00 minutes East from said Northwest corner); thence South 71 degrees 18 minutes 00 seconds West 1,320.00 feet; thence North 21 degrees 17 minutes 00 seconds West 60.07 feet to the point of beginning at the South end of the herein described strip of land; thence continuing North 21 degrees 17 minutes 00 seconds West 1,548.57 feet; thence North 3 degrees 04 minutes 00 seconds West 342.14 feet to the point of a curve to the right with radius of 265.00 feet; thence on said curve to the right, through a central angle of 73 degrees 23 minutes 00 seconds, an arc distance of 339.41 feet; thence North 70 degrees 19 minutes 00 seconds East 659.79 feet; thence South 59 degrees 00 minutes 00 seconds East, on a Southwesterly line of Deer Run Road as described in Deed Book 207, page 160, public records of said County, 77.55 feet; thence South 70 degrees 19 minutes 00 seconds West 708.93 feet to the point of a curve to the left with radius of 205.00 feet; thence on said curve to the left, through a central angle of 73 degrees 23 minutes 00 seconds, an arc distance of 262.56 feet; thence South 3 degrees 04 minutes 00 seconds East 332.51 feet; thence South 21 degrees 17 minutes 00 seconds East 1,541.67 feet; thence South 71 degrees 18 minutes 00 seconds West, across the South end of said strip of land, 60.07 feet to the point of beginning.

EXCEPTING THEREFROM lands included in the above described lands owned by Mary Lynne Powell, Bernec Szabo, et ux, and Matthew L. Ortagus.

AND, also conveying the following strip of land:

A strip of land 60 feet in width in Section 40, Township 7 South, Range 29 East, St. Johns County, Florida, lying 30 feet on each side of the following described center line: Commence at the Northwest corner of Section 42, Township 7 South, Range 29 East; thence North 28 degrees 44 minutes West on the Westerly line of a County Road 30.47 feet to the Point of Beginning of said centerline; thence South 71 degrees 18 minutes West 1,316.04 feet to the end of said strip of land.