

RESOLUTION NO. 93-05

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

Accepting a Warranty Deed from Parcels of Florida, Inc., a
Florida Corporation

WHEREAS, Parcels of Florida, Inc. a Florida corporation, as owner of the property described in the attached copy of the Warranty Deed dated July 9, 1992 to the Board of County Commissioners of St. Johns County, Florida, and recorded in public records of St. Johns County, Florida in Official Records Book 953, Page 1388 has conveyed to Lift Station Site adjacent to Cypress Lakes Phase I. A copy of the Bill of Sale dated July 13, 1992 is also attached; and

WHEREAS, The deed was recorded by North Florida Title on behalf of Parcels of Florida Inc., a Florida corporation and St. Johns County; and

WHEREAS, The deed and bill of sale were accepted on behalf of St. Johns County prior to action by the Board of County Commissioners.

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

Section 1. The acceptance of the above described Warranty Deed along with the Bill of Sale is hereby ratified by the Board of County Commissioners of St. Johns County, Florida

Section 2. The Clerk is ordered to file the title policy dated _____ issued by North Florida Title Company.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 12 th day of January, 1993.



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Linda Balsavage
Chairman - Linda Balsavage

ATTEST: Carl "Bud" Markel, Clerk

By: Wenne Carter
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.: 90-2759SA
Parcel ID # 136635-0030
Grantee(s) SS # 59-6000825

*2/26/91, 50
0 Doc. Cost*

WARRANTY DEED
(CORPORATE)

This WARRANTY DEED, dated 9 June 1992 by
PARCELS OF FLORIDA, INC., a Florida corporation

hereinafter called the GRANTOR, to
ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of
Florida

whose post office address is:
POST OFFICE DRAWER 349, ST. AUGUSTINE, FL 32085

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, allens, 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 herein.

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

Recorded in Public Records St. Johns County, FL
Clerk # 92024342 O.R. 953 PG 1388 05:00PM 08-18-92
Recording 9.00 Surcharge 1.50 Doc Stamp 0.60



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 except as above noted, 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.

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

PARCELS OF FLORIDA, INC.

SIGNED IN OUR PRESENCE

Arnold R. DeLorenzo
Arnold R. DeLorenzo

(Witness) Arnold R. DeLorenzo

(Witness) David B. Parker

By: *Ronald D. Janson*
RONALD D. JANSON
PRESIDENT

I am a notary public of the county of St. Johns, state of Florida, and my commission expires: 8-6-94.

THE FOREGOING INSTRUMENT was acknowledged before me on 9 June 1991 by RONALD D. JANSON, PRESIDENT

of
PARCELS OF FLORIDA, INC.

, on behalf of the corporation.

Notary Seal: DAVID B. PARKER
Notary Public, State of Florida
My comm. expires Aug. 6, 1994
Comm. No. CC 036507

David B. Parker
Notary Public
DAVID B. PARKER

SCHEDULE "A"

Proposed Lift Station adjacent to Cypress Lakes Phase I:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: as a point of reference commence at the Southwesterly corner of Lot 1, Cypress Lakes Phase I, as per map or plat of record in Map Book 22, at pages 1 thru 5 of the public records of St. Johns County, Florida; thence Northwesterly along the Northerly right-of-way line of Golf Ridge Drive (a 50 foot right-of-way) as per said map or plat of Cypress Lakes Phase I, along the arc of a curve concave to the right, having a radius of 576.77 feet passing through a central angle of 09 degrees, 16 minutes, 14 seconds, an arc length of 93.32 feet to a point of tangency; thence continuing along the Northerly right-of-way line of said Golf Ridge Drive, North 59 degrees, 36 minutes, 02 seconds West, 40.98 feet to a point of curvature of a curve concave to the right having a radius of 25.00 feet; thence Northerly along the arc of said curve passing through a central angle of 92 degrees, 45 minutes, 50 seconds, an arc length of 40.48 feet to a point of tangency; thence North 33 degrees, 09 minutes, 48 seconds East along the Easterly right-of-way line of Cypress Links Blvd. (an 80 foot right-of-way) as per said map or plat of Cypress Lakes Phase I, 46.92 feet; thence North 56 degrees, 50 minutes, 12 seconds West, 80.00 feet; thence South 33 degrees, 09 minutes, 48 seconds West along the Westerly right-of-way line of said Cypress Links Blvd., 37.02 feet to the Point of Beginning of the following described lands; thence continuing South 33 degrees, 09 minutes, 48 seconds West along the Westerly right-of-way line of said Cypress Links Blvd., 16.18 feet to a point of curvature of a curve concave to the right, having a radius of 25.00 feet; thence Westerly along the arc of said curve, passing through a central angle of 87 degrees, 14 minutes, 10 seconds an arc length of 38.06 feet to a point of tangency; thence North 59 degrees, 36 minutes, 02 seconds West, 16.18 feet; thence North 33 degrees, 09 minutes, 48 seconds East, parallel to and 40.00 feet Westerly of the Westerly right-of-way line of said Cypress Links Blvd., 40.00 feet; thence South 59 degrees, 36 minutes, 02 seconds East, 40.00 feet to the Point of Beginning.

BILL OF SALE

THIS BILL OF SALE, dated as of the 13th day of July, 1992, is given by Ronald D. Janson (" Seller") to St. Johns County, Florida ,a Political Subdivision of The State of Florida, ("Purchaser").

For the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and legal sufficiency of which is hereby acknowledged by Purchaser, Seller hereby sells, transfers and delivers to Purchaser all its rights, title and interest in the personal property more fully described on Exhibit "A" attached hereto and made a part hereof (referred to collectively herein as "Personal Property"). The Personal Property is located upon or attached to the real property more fully described on Exhibit "B" attached hereto and made a part hereof.

To have and to hold such Personal Property unto the Purchaser forever.

Seller does hereby represent and warrant to Purchaser that the Seller is the lawful owner of the Personal Property and that the Personal Property is free from all encumbrances and that it has good right and lawful authority to sell the Personal Property and that it will warrant and defend the title of the Personal Property against claims of all persons whatsoever.

As used herein, the terms Seller and Purchaser shall include the singular and plural and the respective heirs, successors and assigns of the parties hereto whenever the context either requires or admits.

IN WITNESS WHEREOF, Seller has executed this Bill of Sale as of the date set forth above.

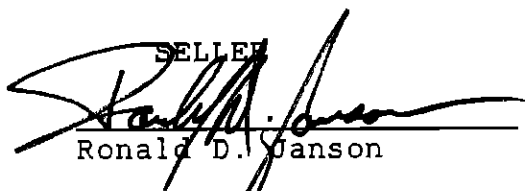
Signed, sealed and delivered in the presence of:



Print name DAVID B. PARKER



Print name ROBERTA H. BUTLER

SELLER


Ronald D. Janson

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I am a notary public of the State of Florida, and my
commission expires: June 9, 1996.

THE FOREGOING INSTRUMENT was acknowledged before me on
July 13th, 1992 by RONALD D. JANSON, who is
personally known to me ~~or who did produce~~ as identification and he did take oath.

Roberta H. Butler
Notary Public, State of Florida

Print Name ROBERTA H. BUTLER

ROBERTA H. BUTLER
Notary Public, State of Florida
My comm. expires June 9, 1996
Comm. No. CC 200385

EXHIBIT "A"
TO
BILL OF SALE

Pump House

The pump station includes all pumps, wet well and collection system, lines, Electric boxes filters and other personal property used and associated with the pump station.

- (2) Gorman-Rupp Model T-6A-B pumps
- (1) Duplex control box for pumps.
- (1) 6 'precast reinforced concert wetwall and cover with 24"x24" aluminum hatch enclosed by a 6' wooden fence.
- (1) 14' x 14' pump house constructed of wood frame with wood siding, stucco and asphalt shingled roof, exhaust fan and 4' x 7' solid wood door with lovers.

"EXHIBIT "B"

Proposed Lift Station adjacent to Cypress Lakes Phase I:

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