

Draft  
4/21/93

RESOLUTION NO. 93-95

RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA  
ACCEPTING A SPECIAL WARRANTY DEED FROM  
SEA HAVEN CONDOMINIUM ASSOCIATION, INC.

WHEREAS, Sea Haven Condominium Association, Inc. a Florida not-for-profit corporation, as owner of the property described in the attached copy of the warranty deed dated January 15, 1993, to St. Johns County, Florida, has conveyed to the County a lift station site located on the property fully described as Exhibit A to the warranty deed. Copies of the bill of sale dated December 6, 1992; owner's affidavit signed by R.E. Hummel dated January 15, 1993; statement from Bobby Jones dated April 23, 1993; and title opinion from Upchurch, Bailey & dated May 10, 1993 are also attached. Upchurch, P.A.

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 along with the Bill of Sale is hereby accepted by the Board of County Commissioners of St. Johns County, Florida.

Section 2. The Clerk is ordered to record the Special Warranty Deed and the Bill of Sale at County expense and to file the affidavit from R.E. Hummel; the statement from Bobby Jones; and the title opinion.

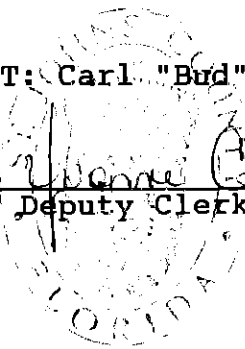
ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 8th day of June, 1993.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Allen Roberts  
Its Vice Chair

ATTEST: Carl "Bud" Markel, Clerk

By: Therese Carter  
Deputy Clerk



THIS INSTRUMENT PREPARED WITHOUT OPINION  
OF TITLE GIVEN OR REQUESTED BY:  
MICHAEL A. SIRAGUSA  
UPCHURCH, BAILEY AND UPCHURCH, P.A.  
POST OFFICE DRAWER 3007  
ST. AUGUSTINE, FLORIDA 32085-3007



WARRANTY DEED

THIS INDENTURE, made this 15 day of JANUARY, 1993,  
between SEA HAVEN CONDOMINIUM ASSOCIATION, INC., A FLORIDA NON-FOR-PROFIT  
CORPORATION, Grantor, and ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF  
THE STATE OF FLORIDA, whose post office address is Post Office Box 1533,  
St. Augustine, Florida 32085-1533, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the  
sum of Ten and No/100 Dollars (\$10.00), and other good and valuable  
considerations to said Grantor in hand paid by said Grantee, the receipt  
whereof is hereby acknowledged, has 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF.

PARCEL IDENTIFICATION # \_\_\_\_\_

SUBJECT TO: Taxes for the year 1993 and subsequent years.

SUBJECT TO: Covenants, restrictions and easements of record, if any.

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

IN WITNESS WHEREOF, Grantor has hereunto set its hands and seal  
on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

SEA HAVEN CONDOMINIUM ASSOCIATION,  
INC., A FLORIDA NOT-FOR-PROFIT  
CORPORATION

Teresa L. Tyler  
Witness Teresa L. Tyler  
(print name)

BY: R-E Hummel  
R.E. HUMMEL, ITS PRESIDENT  
6100 A1A South  
St. Augustine, Florida 32084

Margaret Koch  
Witness MARGARET KOCH  
(print name)

State of Florida  
County of St. Johns

THE FOREGOING instrument was acknowledged before me this 15 day of  
JANUARY, 1993, by R.E. Hummel, as President of Sea Haven Condominium  
Association, Inc., a Florida not-for-profit corporation, who did not take  
an oath and who: (notary must check applicable box)

is personally known to me.  
 produced current driver's license(s) as identification.  
 produced \_\_\_\_\_ as  
 identification.

*See Let. Youse Carter  
Rec 900  
Sur - 150  
Doc - 70¢*

Thomas E. Gasset  
Signature of Notary  
THOMAS E. GASSET  
Name of Notary Typed, Printed or Stamped  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

Notary Public, State of Florida at Large  
My Commission Expires Dec. 27, 1993

EXHIBIT A

A parcel of land lying in U.S. Government Lot 1, Section 26, Township 8 South, Range 30 East, St. Johns County, Florida, being described as follows: Commence at the intersection of the Easterly right-of-way line of State Road A-1-A (as now established) with the South line of Lot 22, SURF CREST, according to the plat thereof as recorded in Map Book 3, page 82, of the Public Records of St. Johns County, Florida, for the point-of-beginning of the herein described parcel; thence North  $74^{\circ}44'00''$  East along the South line of said Lot 22 a distance of 15.00 feet; thence South  $16^{\circ}55'00''$  East a distance of 121.56 feet; thence North  $73^{\circ}05'00''$  East a distance of 15.00 feet; thence South  $16^{\circ}55'00''$  East a distance of 37.00 feet; thence South  $73^{\circ}05'00''$  West a distance of 30.00 feet to the Easterly right-of-way line of State Road A-1-A; thence North  $16^{\circ}55'00''$  West along said easterly right-of-way line a distance of 159.00 feet to the point-of-beginning. Containing 2937 square feet of land, more or less.

VERIFIED BY  
*MJM*

**BILL OF SALE**

KNOW ALL MEN BY THESE PRESENTS, that SEA HAVEN CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, of St. Johns County, Florida, First Party, for and in consideration of the sum of Ten Dollars and No/100's (\$10.00) and other good and valuable considerations, to it paid by ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, of St. Johns County, Florida, Second Party, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the said Second Party, the following goods and chattels:

THE SEWAGE LIFT STATION AND SEWAGE COLLECTION SYSTEM, INCLUDING ALL PUMPS, LINES, ELECTRIC BOXES, FILTERS AND OTHER PERSONAL PROPERTY USED AND ASSOCIATED WITH THE SEWAGE COLLECTION SYSTEM AND LIFT STATION, ALL OF WHICH ARE LOCATED ON THE PROPERTY DESCRIBED IN EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF, (THE "PROPERTY").

TO HAVE AND TO HOLD the same unto the said Second Party, its executors, administrators and assigns forever.

And it does covenant to and with Second Party that it is the lawful owner of the said goods and chattels, that said goods and chattels are being transferred free and clear of all encumbrances; that it has good right to sell the same as aforesaid, and that it will warrant and defend the sale of said goods and chattels hereby made, unto the said Second Party, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto caused these presents to be executed by its President with its corporate seal affixed this 12<sup>th</sup> day of December, 1992.

Signed, sealed and delivered in the presence of:

SEA HAVEN CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION

Charles C. Clements  
Witness CHARLES C. CLEMENTS  
(type name of witness)

By: R. E. Hummel  
R.E. HUMMEL, PRESIDENT

William C. Geddes  
Witness WILLIAM C. GEDDES  
(type name of witness)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of December, 1992, by R.E. HUMMEL, as President of Sea Haven Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation, who did not take an oath and who is personally known to me.

*Not Ret. Y. Carter  
Rec-900  
Sur-150*

Virginia J. Parish  
Signature of Notary  
NOTARY PUBLIC STATE OF FLORIDA AT LARGE  
MY COMMISSION EXPIRES APRIL 05, 1993  
BONDED THROUGH AGENT'S NOTARY SERVICE  
Name of Notary Typed, Printed or Stamped  
Commission Number: AA 661731  
My Commission Expires: 4/15/93



EXHIBIT A

A parcel of land lying in U.S. Government Lot 1, Section 26, Township 8 South, Range 30 East, St. Johns County, Florida, being described as follows: Commence at the intersection of the Easterly right-of-way line of State Road A-1-A (as now established) with the South line of Lot 22, SURF CREST, according to the plat thereof as recorded in Map Book 3, page 82, of the Public Records of St. Johns County, Florida, for the point-of-beginning of the herein described parcel; thence North  $74^{\circ}44'00''$  East along the South line of said Lot 22 a distance of 15.00 feet; thence South  $16^{\circ}55'00''$  East a distance of 121.56 feet; thence North  $73^{\circ}05'00''$  East a distance of 15.00 feet; thence South  $16^{\circ}55'00''$  East a distance of 37.00 feet; thence South  $73^{\circ}05'00''$  West a distance of 30.00 feet to the Easterly right-of-way line of State Road A-1-A; thence North  $16^{\circ}55'00''$  West along said easterly right-of-way line a distance of 159.00 feet to the point-of-beginning. Containing 2937 square feet of land, more or less.

AFFIDAVIT

STATE OF FLORIDA

COUNTY OF ST. JOHNS

BEFORE ME, the undersigned authority, personally appeared R.E. HUMMEL, who being by me first duly sworn, deposes and says that:

1. He is the President of SEA HAVEN CONDOMINIUM ASSOCIATION, a Florida not-for-profit corporation, (hereinafter the "Corporation") and is authorized to execute this Affidavit on behalf of the Corporation.

2. SEA HAVEN CONDOMINIUM ASSOCIATION has the authority to convey the following described real property, situated in St. Johns County, Florida, to-wit:

A parcel of land lying in U.S. Government Lot 1, Section 26, Township 8 South, Range 30 East, St. Johns County, Florida, being described as follows: Commence at the intersection of the Easterly right-of-way line of State Road A-1-A (as now established) with the South line of Lot 22, SURF CREST, according to the plat thereof as recorded in Map Book 3, page 82, of the Public Records of St. Johns County, Florida, for the point-of-beginning of the herein described parcel; thence North 74° 44'00" East along the South line of said Lot 22 a distance of 15.00 feet; thence South 16°55'00" East a distance of 121.56 feet; thence North 73°05'00" East a distance of 15.00 feet; thence South 16°55'00" East a distance of 37.00 feet; thence South 73°05'00" West a distance of 30.00 feet to the Easterly right-of-way line of State Road A-1-A; thence North 16°55'00" West along said easterly right-of-way line a distance of 159.00 feet to the point-of-beginning. Containing 2937 square feet of land, more or less.

3. After a diligent search, the affiant can find no evidence of debt on the property.

4. This affidavit is made for the purpose of inducing ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, to purchase the Property.

R. E. Hummel  
R.E. HUMMEL

State of Florida  
County of St. Johns

THE FOREGOING instrument was acknowledged before me this 15 day of JANUARY, 1993, by R.E. Hummel, who took an oath and who: (notary must check applicable box)

is personally known to me.  
 produced current driver's license(s) as identification.  
 produced \_\_\_\_\_ as identification.

Thomas E. Gassett  
Signature of Notary  
THOMAS E. GASSETT  
Name of Notary Typed, Printed or Stamped  
Commission Number: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_