

RESOLUTION NO. 96-145

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A SPECIAL WARRANTY DEED CONVEYING AN ACCESS ROAD TO THE TURNBULL CREEK PARCEL TO ST. JOHNS COUNTY.

WHEREAS, the 454 acre Turnbull Creek parcel was conveyed to the County and approved by St. Johns County Resolution No. 96-111; and

WHEREAS, the only current access to the parcel is via a private road, more fully described in the Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, this road is now being conveyed to the County for access to the Turnbull Creek parcel.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida as follows:

Section 1. The County accepts the Special Warranty Deed, as described above.

Section 2. The Clerk is instructed to record the Warranty Deed in the official records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 13th day of August, 1996.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Donald Jordan*
Its Chair, Donald Jordan

ATTEST: CARL "BUD" MARKEL, CLERK

By: *Janora Newsome*
Deputy Clerk

THIS DOCUMENT PREPARED
BY AND RETURN TO:

GARY B. DAVENPORT, ESQUIRE
PAPPAS METCALF & JENKS, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202

*Rec-1300
Sur-200
Doc-704*

*Bill Co -
Market - BCC Dept
L. Newsome*

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 25th day of June, 1996, by SCAFF ROAD ASSOCIATION, INC., a Florida corporation not-for-profit, hereinafter called "Grantor" to ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, Post Office Drawer 349, St. Augustine, Florida 32085 (the "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in St. Johns County, Florida, as described on Exhibit "A" attached hereto.

Parcel Identification Number 028940-0110

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.

SUBJECT to the matters noted below.

Grantor hereby covenants with Grantee that except as set forth below, at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

SUBJECT to the matters set forth in the Warranty Deed from Allan B. Roberts and Camilla J. Roberts to Dunavant Enterprises, Inc. dated January 31, 1990, recorded in Official Records Book 845, page 1083 of the public records of St. Johns County, Florida, the

Recorded in Public Records St. Johns County, FL
Check # 96029082 O.R. 1190 PG 1975 03:51PM 08/16/96
Recording \$13.00 Surcharge \$2.00 Doc Stamps \$0.70

matters set forth in that certain Partial Assignment of Rights Under Covenants and Restrictions between Allan B. Roberts, Camilla J. Roberts and Dunavant Enterprises, Inc. dated January 31, 1990, recorded in Official Records Book 845, page 1086 of the public records of St. Johns County, Florida, subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31, 1996.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered in the presence of:

SCAFF ROAD ASSOCIATION, INC., a Florida corporation not-for-profit

Sharon R. Parks
Name Printed: SHARON R. PARKS

By: [Signature]
James E. Davidson, Jr.
President
2395 International Golf Parkway
St. Augustine, Florida 32095

Sharon K. Baker
Name Printed: Sharon K. Baker

STATE OF FLORIDA }
COUNTY OF DUVAL } SS

The foregoing instrument was acknowledged before me this 25th day of June, 1996, by James E. Davidson, President of Scaff Road Association, Inc., a Florida corporation not-for-profit, on behalf of the corporation.

Sharon R. Parks
(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____



Personally known ✓
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

DESCRIPTION OF PROPERTY

A part of Section 38 of the Subdivision of Antonio Huertas Grant, together with a part of Section 37 of the Andres Pacetti Donation, all in Township 6 South, Range 28 East, St. Johns County, Florida, all lying East of County Road 13-A more particularly described as follows: For a Point of Beginning, commence at the intersection of the Easterly right-of-way line of said County Road 13-A (a 100 foot right-of-way as now established) with the South line of said Section 37; thence North $12^{\circ}09'09''$ East along said Easterly right-of-way line of County Road 13-A a distance of 57.83 feet; thence South $76^{\circ}39'47''$ East a distance of 2329.80 feet; thence South $18^{\circ}58'13''$ West a distance of 60.29 feet; thence North $76^{\circ}39'47''$ West along a line to its intersection with the aforesaid Easterly right-of-way line of County Road 13-A a distance of 2322.64 feet; thence North $12^{\circ}09'09''$ East along said Easterly right-of-way line of County Road 13-A a distance of 2.18 feet to the POINT OF BEGINNING.

Containing, by survey made by Northeast Florida Surveyors, Inc., dated July 2, 1989, File No. 88211.14, 3.20 acres, more or less.