

RESOLUTION NO. 96-23

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES.

WHEREAS, the Estate of George L. Russell, deceased, has requested that the Board of County Commissioners of St. Johns County, Florida, declare Lots 356 through 361 of Block D, Whitney Subdivision of Ravenswood as County surplus property; and

WHEREAS, the estate must correct an encroachment onto publicly owned property and has agreed to exchange a portion of their upland property for the County surplus property as more fully shown and described on Exhibit A, incorporated by reference and made a part hereof; and

WHEREAS, an exchange of said real property would be in the public interest in that it would provide a drainage retention area for public road stormwater and would provide the County with a drainage maintenance easement which the County has no adequate substitute at this time; and

WHEREAS, said proposed exchange of real property has been advertised in accordance with the requirements of Section 125.37, Florida Statutes.

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

Section 1. The property described herein is hereby declared as surplus and the County Deed conveying the surplus property attached hereto as Exhibit B is hereby approved for execution by the Chairman of the Board.

Section 2. The Deed conveying the property to the County is hereby accepted and the Clerk is instructed to file the Title Commitment.

PASSED AND ADOPTED this 13 day of February, 1996.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Donald Gordon
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Imma Paetli
Deputy Clerk

(53
2)

THIS INSTRUMENT PREPARED BY:
George M. McClure
81 King Street, Suite A
P. O. Box 3504
St. Augustine, FL 32085-3504

X117PMS - 200
Rec - 17.00
Sur - 2.50
Doc - 70.00

WARRANTY DEED

THIS INDENTURE made this 23rd day of November, 1995, BETWEEN SAMUEL G. RUSSELL, GERALDINE R. SARRIS, RAYMOND W. RUSSELL, LINDA R. CROSBY and LARRY L. RUSSELL, each conveying interest in separate, non-homestead property, Grantor, and ST. JOHNS COUNTY, a Political Subdivision of the State of Florida, whose post office address is 4020 Lewis Speedway, St. Augustine, FL 32095, of the County of St. Johns, State of Florida, Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of Ten 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:

The Southerly 78 feet of Lots 353, 354 and 355, of Block 40C of RAVENSWOOD according to map of New Augustine dated June 1918 on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

TOGETHER WITH a non-exclusive easement for ingress and egress over the westerly 30 feet of Lot 353, Block 40C of RAVENSWOOD according to map of New Augustine dated June 1918 on file in the Office of the Clerk of the Circuit Court, St. Johns County, Florida.

SUBJECT TO taxes accruing subsequent to December 31, 1994.

Parcel Account # 109410-0000 & 109450-0000

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 Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

Tracie Hatfield
Tracie Hatfield
(Witness Name Typed)

William W. Wilkinson
William W. Wilkinson
(Witness Name Typed)

Samuel G. Russell (SEAL)
Samuel G. Russell
2773 Elm Dr., N.E.
Palm Bay, FL 32905

→ In + Rec - BCC Secty
I. Pacetti

Cornelius W. Jones
Cornelius W. Jones
(Witness Name Typed)

Sardie C. Jones
Sardie C. Jones
(Witness Name Typed)

Sardie C. Jones
Sardie C. Jones
(Witness Name Typed)

Ruth O. Simmons
Ruth O. Simmons
(Witness Name Typed)

Ruth O. Simmons
Ruth O. Simmons
(Witness Name Typed)

Steve A. Sarris
Steve A. Sarris
(Witness Name Typed)

Cornelius W. Jones
Cornelius W. Jones
(Witness Name Typed)

Sardie C. Jones
Sardie C. Jones
(Witness Name Typed)

Geraldine R. Sarris (SEAL)
Geraldine R. Sarris
P. O. Box 1205
St. Augustine, FL 32085

Raymond W. Russell (SEAL)
Raymond W. Russell
3827 Woods Walk Blvd.
Lake Worth, FL 33467-2359

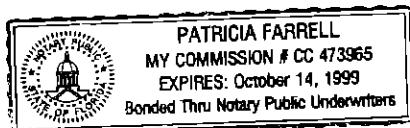
Linda R. Crosby (SEAL)
Linda R. Crosby
P. O. Box 1874
St. Augustine, FL 32085

Larry L. Russell (SEAL)
Larry L. Russell
6050 U.S. 1 North
St. Augustine, FL 32095

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared SAMUEL G. RUSSELL, [] personally known to me, or [] who produced _____ as identification, who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of NOVEMBER, 1995.



Patricia Farrell
Patricia Farrell
(Name of Notary Typed)
Notary Public, State of Florida at Large
My commission expires: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **GERALDINE R. SARRIS**, [] personally known to me, or [] who produced _____ as identification, who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of NOVEMBER, 1995.

Patricia Farrell

Patricia Farrell

(Name of Notary Typed)
Notary Public, State of Florida at Large
My commission expires: _____



STATE OF FLORIDA
COUNTY OF ST. JOHNS

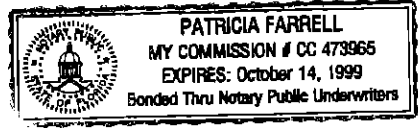
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **RAYMOND W. RUSSELL**, [] personally known to me, or [] who produced _____ as identification, who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of NOVEMBER, 1995.

Patricia Farrell

Patricia Farrell

(Name of Notary Typed)
Notary Public, State of Florida at Large
My commission expires: _____



STATE OF FLORIDA
COUNTY OF ST. JOHNS

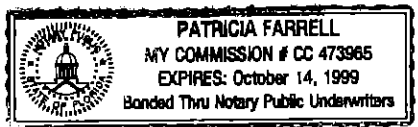
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared **LINDA R. CROSBY**, [] personally known to me, or [] who produced _____ as identification, who executed the foregoing instrument and acknowledged before me that she executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of NOVEMBER, 1995.

Patricia Farrell

Patricia Farrell

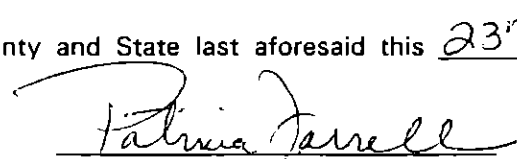
(Name of Notary Typed)
Notary Public, State of Florida at Large
My commission expires: _____



STATE OF FLORIDA
COUNTY OF ST. JOHNS

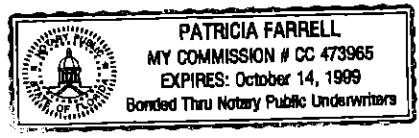
I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared LARRY L. RUSSELL, [] personally known to me, or [] who produced _____ as identification, who executed the foregoing instrument and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of NOVEMBER, 1995.



Patricia Farrell

(Name of Notary Typed)
Notary Public, State of Florida at Large
My commission expires: _____



Bill Co -
6c. 90c
Sur - 150
Doc - 70c

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this 13 day of February 1996, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida, 32095 (Grantor) to SAMUEL G. RUSSELL, GERALDINE R. SARRIS, RAYMOND W. RUSSELL, LINDA R. CROSBY and LARRY L. RUSSELL whose address is c/o McClure & Whiteman, P.O. Box 3504, St. Augustine, Florida 32085-3504, (Grantees). (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 organizations.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledge, hereby grants, bargains, sells, and releases forever unto said Grantees, his or her heirs and assigns, all and any interest it may have in that certain undivided land situate, lying and being in the County of St. Johns, State of Florida and more particularly described as follows:

Lots 356, 357, 358, 359, 360 and 361, Block 39-D, Ravenswood, according to Official Map of New Augustine, dated 1918 and filed in the Office of the Clerk of St. Johns County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS COUNTY DEED is given in accordance with Section 125.411, Florida Statutes and does not warrant any state of title for said lands. The Grantor's interest in said lands are granted subject, to the following non-exclusive list of items:

- a. Taxes, special taxes and assessments, confirmed or unconfirmed, of any type for any purpose;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Local, state and federal laws, ordinances, rules and regulations;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;
- e. All acts of the Purchaser occurring prior to, or subsequent to, the date of this instrument;

4-1-1996 - Bill Co
Irene Pace

Recorded in Public Records, St. Johns County, FL
Clerk# 96007608 O.R. 1158 PG 519 03:08PM 03/05/96
Recording \$9.00 Surcharge \$1.50 Doc Stamps \$0.70

- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Previously established easements, encumbrances, licenses, and rights of way of all types whether of record or not of record.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

ATTEST: Irma Pacetti

ST. JOHNS COUNTY, FLORIDA

Print Name: Irma Pacetti

BY: Ronald Jordan
Its Chair

Clerk (or Deputy Clerk)

Print Name Donald Jordan

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 29 day of February, 1996, by Donald Jordan, Chairman, who is personally known to me ~~or who has produced~~ as identification.

Patricia De Grande

Notary Public in and for the
County and State of Florida

Commission Expires: 01-26-2000

Seal



Patricia De Grande
MY COMMISSION # CC516024 EXPIRES
January 26, 2000
BONDED THRU TROY FAIN INSURANCE, INC.