

RESOLUTION 97- 138

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA RELATING TO PROPERTY, PROVIDING A REQUEST FOR THE STATE OF FLORIDA, DEPARTMENT OF ENVIRONMENTAL PROTECTION TO ENTER INTO A LEASE AGREEMENT WITH ST. JOHNS COUNTY, FLORIDA FOR A PIECE OF PROPERTY KNOWN AS THE EXCELSIOR SERVICE CENTER, LOCATED AT 102 MARTIN LUTHER KING AVENUE, ST. AUGUSTINE, FLORIDA.

WHEREAS, St. Johns County, Florida (the "County") has the need to acquire use of a State owned property for the purpose of housing a museum and other incidental public uses.

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

1. The State of Florida, Department of Environmental Protection is requested to enter into a long term lease agreement with the County of that certain State property located at 102 Martin Luther King Avenue, St. Augustine, Florida, as more particularly described in Exhibit A, a copy of which is attached hereto and incorporated herein by reference.
2. The County proposes to have the property used as a museum and for other related purposes which are not contrary to the public interest.
3. That the lease include use of the adjacent parking areas currently owned or leased by the State.
4. That the lease be conditioned upon prior receipt by St. Johns County of written verification from the Department of Environmental Protection that the \$126,000 grant to the National African American Archives Museum (NAAAM) will not be negatively affected by this proposed lease.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, State of Florida, this 26th day of August, 1997.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: 

David J. Bruner, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: 

Deputy Clerk

Exhibit A

REC 046 PAGE 256

84 10203

DEED

THIS DEED made this 24th day of May, A. D., 1984, by CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation, hereinafter called the grantor, to BOARD OF PUBLIC INSTRUCTION FOR ST. JOHNS COUNTY, FLORIDA, whose postoffice address is Orange Street, St. Augustine, Florida, hereinafter called the grantee:

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 its right, title and interest in and to all that certain land situate in St. Johns County, Florida, viz:

See Exhibit "A" attached hereto

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.

IN WITNESS WHEREOF, the said grantor has caused this presents to be executed by its Mayor-Commissioner and City Clerk this the day and year first above written.

CITY OF ST. AUGUSTINE, FLORIDA

[Signature]
Mayor-Commissioner

ATTEST:

[Signature]
City Clerk

(CORPORATE SEAL)

Signed, sealed and delivered in our presence:

[Signature]

[Signature]

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this 24th day of May, A. D., 1984, before me personally appeared RAMELLE PETROGLOU and PAULA OWENS, respectively Mayor-Commissioner and City Clerk of CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation, to me known to be the individuals and

Exhibit A
Page 14 of 25 Pages
Lease No. 4159

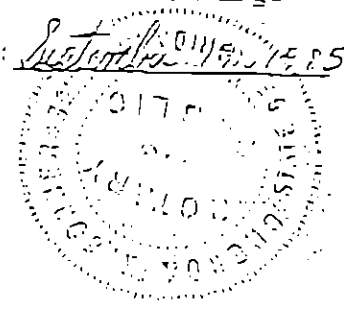
Land Management Department of County of St. Johns, FL

officials described in and who executed the foregoing conveyance to BOARD OF PUBLIC INSTRUCTION FOR ST. JOHNS COUNTY, FLORIDA and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized; and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

WITNESS my signature and official seal at St. Augustine, in the County of St. Johns and State of Florida, this day and year last aforesaid.

Brandon K. Corneil
Notary Public, State of Florida at Large

My Commission Expires: *September 11, 2005*



11045 208

Lots 4, 5 and 6 of Block D, of the Buena Esperanza Subdivision of the Atwood Tract, as per official map of said City, dated January 1, 1905.

And that part of Block D contained in the following:

A parcel of land in Block "D" of Atwood Tract, St. Augustine, Florida, as recorded in Map Book 1, page 86, public records of St. Johns County, Florida; said parcel of land being more fully described as follows:

COMMENCING at the intersection of the East line of School Street with the North line of Kings Ferry Way (also known as Kings Ferry Way Street) which point of commencing is also the Southwest corner of said Block "D"; thence North 16 degrees 09 minutes West, on said East line of School Street, 110.2 feet to the Point of Beginning at the Southwest corner of the herein described parcel of land and the Northwest corner of that land described in deed recorded in Deed Book 230, page 390 of said public records; thence continuing North 16 degrees 09 minutes West, on the East line of School Street, 27.74 feet; thence North 73 degrees 30 minutes East, on the South line of Ponce Street and on the South edge of a concrete curb in said street, 42.40 feet to the point of a curve to the left with variable radius; thence on said curve to the left and on said

South edge of curb in Ponce Street, a chord distance and bearing of North 48 degrees 14 minutes East 57.20 feet (mid-ordinate for said curve being 7.8 feet more or less) to a point of reverse curve; thence on a curve to the left with radius approximately 10 feet, a chord distance and bearing of North 52 degrees 05 minutes 59 seconds East 2.95 feet; thence South 16 degrees 00 minutes East, on the West line of Central Avenue, 61.01 feet; thence South 72 degrees 44 minutes 30 seconds West, on the Eastern extension of the North line of said land described in Deed Book 230, page 390 and on said North line, 119.73 feet to the Point of Beginning.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHN'S COUNTY, FLA.

MAY 30 PM 4:03

H. E. "B-O" Mc...
CLERK OF DISTRICT COURT

VERIFIED BY
[Signature]

EXHIBIT "A"

Amendment to Lease No. 3379

All of Lots 1, 2, 3, 4, and 5, the East 28 feet of Lot 31 and all of Lots 32, 33, 34, and 35, Block "B" of ATWOOD TRACT, St. Augustine, Florida, as recorded in Map Book 1, page 26, public records of St. Johns County, Florida; ALSO vacated School Street North of the North line of Pomar Street and South of the South line of Moore Street; that part of Block "D" of said Atwood Tract lying between said Pomar and Moore Streets and Lots 1 and 2, Block "E" of said Atwood Tract.

Warranty Deed

D.R. 792 PG 1647

THIS INDENTURE, made this 1st day of August, 1988, between PAUL AND LUCILLE FLOYD, his wife, hereinafter called the grantor, which term shall include, wherever the context permits or requires, singular and plural, heirs, personal representatives, successors or assigns, and

THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32303, for the use and benefit of the STATE OF FLORIDA, DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, 1317 Winewood Boulevard, Tallahassee, Florida, 32301, hereinafter called the grantee, which terms shall include, wherever the context so permits or requires, singular or plural, heirs, personal representatives, successors or assigns,

WITNESSETH, that the said grantor for and in consideration of One Dollar, lawful money of the United States of America, and other valuable consideration to the grantor in hand paid by the grantee, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remise, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee forever all of that certain property situate, lying and being in the County of St. Johns, State of Florida, described as follows:

Lot 32, Block "C", ATWOOD TRACT, a subdivision in the City of St. Augustine according to plat recorded in Map Book 1, page 86 of the public records of St. Johns County, Florida, subject to the following covenants and restrictions:

COVENANTS AND RESTRICTIONS as set forth in deed to H. M. Flagler, filed August 30, 1890 in Deed Book "QQ", of the public records of St. Johns County, Florida, which recites: "EXCEPTS to first party the right to lay and maintain in, through and across said lands or streets adjacent thereto, sewer, gas and water pipes and to enter upon such land for the purpose of inspections and repairing the same. No house or other building shall be built within 15 feet of any street adjacent thereto."

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said grantee in fee simple.

And the said grantor does hereby fully warrant the title to said above granted and described property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to all taxes and assessments levied or assessed or which may become a lien subsequent to the 1st day of December of the calendar year next preceding the date hereof.

Exhibit A
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Lease No. 4159

Documentary Tax Pd. \$ 110.00
0 Intangible Tax Pd.
"Doc" Marshal, Clerk St. Johns
[Signature] D.R.

APPROVED AS TO
FORM & LEGALITY
[Signature] 10/21/08
REGISTRATION DIVISION

IN WITNESS WHEREOF, the grantor has executed this warranty deed under seal, the day and year first above written.

Signed, sealed and delivered in our presence:

Wanda H. Mahan

Paul Floyd (Seal)
(PAUL FLOYD)

Mil Mahan

Lucille Floyd (Seal)
(LUCILLE FLOYD)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME personally appeared PAUL FLOYD AND LUCILLE FLOYD, his wife, to me well known and known to me to be the individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 1st day of August, 1988, in St. Augustine, St. Johns County, Florida.

Wanda H. Mahan
NOTARY PUBLIC, State of Florida
at large; my commission expires

NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires May 21, 1995

RECORD VERIFIED
[Signature]

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

88 AUG 17 PM 3: 53

[Signature]
CLERK OF COUNTY COURT

Warranty Deed

THIS INDENTURE, made this 1st day of August, 1988, between LULA MCGRIFF, an unmarried woman, hereinafter called the grantor, which term shall include, wherever the context permits or requires, singular and plural, heirs, personal representatives, successors or assigns, and

THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32303, for the use and benefit of the STATE OF FLORIDA, DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, 1317 Winewood Boulevard, Tallahassee, Florida, 32301, hereinafter called the grantee, which terms shall include, wherever the context so permits or requires, singular or plural, heirs, personal representatives, successors or assigns,

WITNESSETH, that the said grantor for and in consideration of One Dollar, lawful money of the United States of America, and other valuable consideration to the grantor in hand paid by the grantee, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee forever all of that certain property situate, lying and being in the County of St. Johns, State of Florida, described as follows:

Lot 4, Block "C", ATWOOD TRACT, according to subdivision in the City of St. Augustine, according to Mapbook 1, Page 86, Current Public Records, St. Johns County, Florida.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said grantee in fee simple.

And the said grantor does hereby fully warrant the title to said above granted and described property and will warrant and defend the same against the lawful claims of all persons whatsoever.

This conveyance is subject to all taxes and assessments levied or assessed or which may become a lien subsequent to the first day of December of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, the grantor has executed this warranty deed under seal, the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature]
Neil Graham

Lula McGriff (Seal)
LULA MCGRIFF, an unmarried woman

Documentary Tax Pd. \$ 14.30
Intangible Tax Pd. 5
Clerk "Bud" Maxwell, Clerk St. Johns
County By: [Signature]

STATE OF FLORIDA
COUNTY OF ST. JOHNS

BEFORE ME personally appeared LULA MCGRIFF, an unmarried woman well known and known to me to be the individual described in and who

APPROVED AS TO
FORM & LEGALITY
[Signature]
DEPARTMENT OF REVENUE

Exhibit A
Page 20 of 25 Pages
Lease No. 4159

executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 12 day of August, 1988, in Dillonville, St. Johns County, Florida.

Wanda H. Graham
NOTARY PUBLIC, State of Florida
at large; my commission expires
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Mar 28, 1989

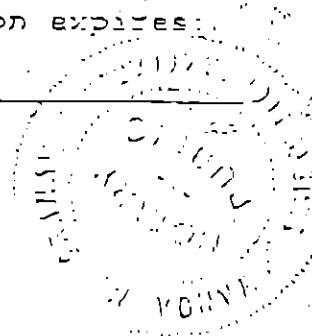
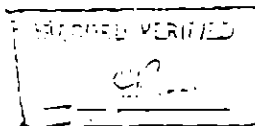


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FILED IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.

88 AUG 17 PM 3:51



Wanda H. Graham
NOTARY PUBLIC, STATE OF FLORIDA

Warranty Deed

O.R. 792 PG 1638

THIS INDENTURE, made this 15 day of August, 1988, between Ruth Mulligan, ^{an unmarried widow} hereinafter called the grantor, which term shall include, wherever the context permits or requires, singular and plural, heirs, personal representatives, successors or assigns, and

THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32303, for the use and benefit of the STATE OF FLORIDA, DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, 1317 Winewood Boulevard, Tallahassee, Florida, 32301, hereinafter called the grantee, which terms shall include, wherever the context so permits or requires, singular or plural, heirs, personal representatives, successors or assigns,

WITNESSETH, that the said grantor for and in consideration of One Dollar, lawful money of the United States of America, and other valuable consideration to the grantor in hand paid by the grantee, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee forever all of that certain property situate, lying and being in the County of St. Johns, State of Florida, described as follows:

Lot 5, Block "C", AFWOOD TRACT, according to Subdivision in the City of St. Augustine and to Mapbook 1, Page 86, Current Public Records, St. Johns County, Florida.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said grantee in fee simple.

And the said grantor does hereby fully warrant the title to said above granted and described property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to all taxes and assessments levied or assessed or which may become a lien subsequent to the first day of December of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, the grantor has executed this Warranty Deed under seal, the day and year first above written.

Signed, sealed and delivered in our presence:

Melvin J. Campbell
Constance Campbell

Ruth Mulligan
(RUTH MULLIGAN) an unmarried widow

Exhibit A
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STATE OF NEW JERSEY
COUNTY OF SURSUMPTON

BEFORE ME personally appeared RUTH MULLIGAN, ^{an unmarried widow} to me well known and known to me to be the individual described in and

APPROVED AS TO FORM & LEGALITY
John L. Nelson 10/31/88
DEPARTMENT ATTORNEY

Documentary Tax Pd. \$ 14.30
Intangible Tax Pd. \$ 5
Said "Bud" Marked. Clerk St. Johns County Ex. 010117 D.C.

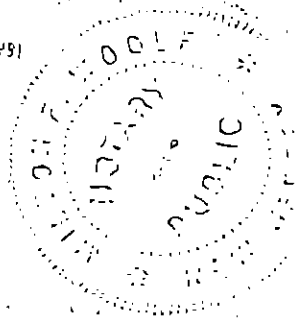
O.R. 792 PG 163

who executed the foregoing instrument, and acknowledged to and before me that she executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 30 day of July 1986
Barbara 1986, in NY County, New Jersey

[Signature]
NOTARY PUBLIC, State of NEW JERSEY
at large; my commission expires:

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires March 21, 1991



RECORDS RECEIVED
477

RECORDS AND FILED UNIT OF
PUBLIC RECORDS OF
SARASOTA COUNTY, FLA.

58 AUG 17 PM 3:50

[Signature]
CLERK OF RECORDS

D.R. 792 PG 1643

Warranty Deed

THIS INDENTURE, made this 1st day of August, 1988, between JACKSON MCGILL AND MARION MCGILL, his wife, hereinafter called the grantor, which term shall include, wherever the context permits or requires, singular and plural, heirs, personal representatives, successors or assigns, and

THE BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, 3900 Commonwealth Boulevard, Tallahassee, Florida, 32303, for the use and benefit of the STATE OF FLORIDA, DEPARTMENT OF HEALTH AND REHABILITATIVE SERVICES, 1317 Winewood Boulevard, Tallahassee, Florida, 32301, hereinafter called the grantee, which terms shall include, wherever the context so permits or requires, singular or plural, heirs, personal representatives, successors or assigns,

WITNESSETH, that the said grantor for and in consideration of One Dollar, lawful money of the United States of America, and other valuable consideration to the grantor in hand paid by the grantee, at or before the ensembling and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the said grantee forever all of that certain property situate, lying and being in the County of St. Johns, State of Florida, described as follows:

Lot 33, Block "C", ATWOOD TRACT, a subdivision in the City of St. Augustine, according to plat recorded Map Book 1, Page 86, of the public records of St. Johns County, Florida.

TO HAVE AND TO HOLD the same, together with the hereditaments and appurtenances, unto the said grantee in fee simple.

And the said grantor does hereby fully warrant the title to said above granted and described property and will warrant and defend the same against the lawful claims of all persons whomsoever.

This conveyance is subject to all taxes and assessments levied or assessed or which may become a lien subsequent to the first day of December of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, the grantor has executed this Warranty deed under seal, the day and year first above written.

Signed, sealed and delivered in our presence:

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Charles L. Green

Jackson McGill (SEAL)
(JACKSON MCGILL)

Marion McGill

Marion McGill (SEAL)
(MARION MCGILL)

STATE OF NEW JERSEY
COUNTY OF Santa Clara

BEFORE ME personally appeared JACKSON MCGILL AND MARION MCGILL, his wife, to me well known and known to me to be the

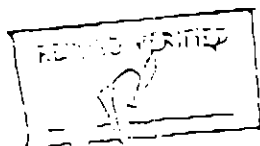
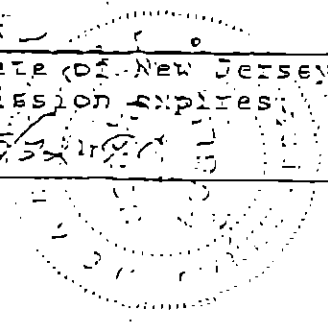
Documentary Tax P.C. \$ 17.60
Intangible Tax P.C.
Case "Bod" Market, Clerk St. Johns
County Eng

APPROVED AS TO
FORM & LEGALITY
[Signature] 11/21/88

Individuals described in and who executed the foregoing instrument, and acknowledged to and before me that they executed the same for the purposes therein expressed.

WITNESS my hand and official seal this 5th day of Sept., 1988, in Elizabeth, New Jersey, New Jersey.

[Signature]
NOTARY PUBLIC, State of New Jersey
at large; my commission expires 5/31/91
BY COMMISSION EXPIRES



FILED AND RECORDED IN
PUBLIC RECORDS OF
ELIZABETH COUNTY N.J.

28 AUG 17 PM 3:51

[Signature]
CLERK OF COUNTY COURT