

RESOLUTION NO. 97-147

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA, DECLARING A CERTAIN
COUNTY OWNED PROPERTY AS SURPLUS LAND AND
AUTHORIZING THE SALE TO AN ADJOINING LAND OWNER.**

WHEREAS, there has been a written request from an adjoining property owner to declare a County owned property known as Woodland Heights, Block 40, Lot 43, surplus property; and

WHEREAS, pursuant to Florida Statute 125.35(2), the Board of County Commissioners may effect a private sale when the value of a parcel is \$5,000.00 or less and when, due to the size, shape, location and value it is determined by the Board that the parcel is of use only to one or more adjacent property owners; and

WHEREAS, the St. Johns County Property Appraiser values the property at \$800.00 and the adjoining property owner, Mr. Edward P. Ford has offered to pay that amount.

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

1. It is hereby found that the value of the property is \$800.00 based on a determination by the St. Johns County Property Appraiser as evidenced by the letter attached hereto as Exhibit A, incorporated by reference and made a part hereof.

2. The sale of the property to Edward P. Ford in the amount of \$800.00 is hereby approved and the County Deed in substantially the form attached hereto as Exhibit B, incorporated by reference and made a part hereof, shall be executed by the Chairman of the Board of County Commissioners and upon receipt of payment from Ed Ford, will convey the property to him.

3. It is found that all requirements of Section 125.35(2) F.S. for a private sale of the property described above have been met.

4. The Clerk is instructed to record the County Deed and mail the recorded original along with an executed copy of this Resolution to Mr. Edward P. Ford, 8990 U.S. 1 North, St. Augustine, Florida 32095.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 23 day of September, 1997.

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

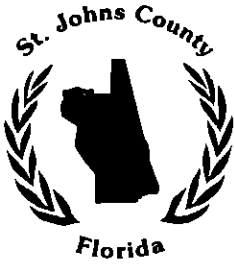
BY: _____

David J. Bruner, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____

Deputy Clerk



SHARON OUTLAND, C.F.A.

PROPERTY APPRAISER, ST. JOHNS COUNTY

P.O. Box 125
(904) 823-2200

St. Augustine, Florida

32085-0125

(904) 823-2468 (Fax)

August 11, 1997

MEMO

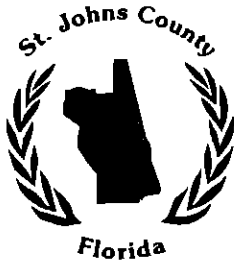
TO: Mary Ann Blount, Real Estate Officer

FROM: Linda A. Ramp, Administrative Assistant *LAR*

RE: Parcel #071110-0001

In accordance with F.S. 193.011, the 1997 assessed value for the real estate parcel known as Woodland Heights block 40 lot 43 is \$800. The three adjacent lots (44,45 & 46) sold together in 1996 for \$2500.

I have enclosed the current property record card for your convenience. Please let me know if you need any other information. Thank you.



SHARON OUTLAND, C.F.A.

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CLERK# 9/03/1997 O.R. 1270 PG 1 08:12AM 10/10/1997
Recording \$13.00 Surchage \$2.00 Doc Stamps \$0.70

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this 23 day of September, 1997, 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 Edward P. Ford, whose address is 8990 US 1 North, St. Augustine, Florida 32092, 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 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 acknowledged, hereby grants, bargains, sells, forever unto said Grantees, all that certain land situate, lying and being in the County of St. Johns, State of Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has as of the date of conveyance.

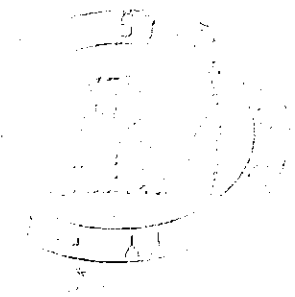
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS COUNTY DEED is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed on unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County and City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- 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;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

Acc-1300
Sur-200 Doc-704
Bill Co -
Juglet - I Pacetti
BCC Secty

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.



BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: [Signature]
David J. Bruner, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: [Signature]
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 26th day of September, 1997, by David J. Bruner, Chairman, who is personally known to me or who has produced _____ as identification.



Yvonne Carter
MY COMMISSION # CC516022 EXPIRES
February 3, 2000
BONDED THRU TROY FARM INSURANCE, INC.

[Signature]
Notary Public in and for the County and
State of Florida
Commission expires: February 3, 2000

