RESOLUTION NO. 97-31

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A SPECIAL WARRANTY DEED AND A PARTIAL RELEASE OF AGREEMENT AND TIMBER RIGHTS TO PORTIONS OF ALLEN NEASE ROAD NOT OWNED BY ST. JOHNS COUNTY.

WHEREAS, Robinson Improvement Company, a Florida corporation has agreed to donate the portions of Allen Nease Road not owned by St. Johns County more fully described in the Special Warranty Deed, attached hereto as Exhibit A, incorporated by reference and made a part hereof along with a Partial Release of Agreement and Timber Rights, attached hereto as Exhibit B, incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the citizens of St. Johns County to acquire ownership of the portions of Allen Nease Road not owned by the County to insure access over and across the portions of Allen Nease Road not owned by the County from State Road 207 to County Road 214 and insures access to the utilities within those portions of Allen Nease Road.

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 and the Partial Release of Agreement and Timber Rights upon the terms and conditioned therein.

Section 2. The Clerk is instructed to record the Special Warranty Deed and Partial Release of Agreement and Timber Rights and to file the Title Search with this resolution in the Official Records of St. Johns County.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 25th day of February 1997.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: ____________________________
    David Bruner, Chairman

ATTEST: Cheryl Strickland, Clerk

BY: ____________________________
    Deputy Clerk
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of JUNE, 1996, by ROBINSON IMPROVEMENT COMPANY, a Florida corporation ("Grantor") to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is Post Office Drawer 349, St. Augustine, Florida 32085-0349, and whose federal taxpayer identification number is: 59 6000 825 ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars ($10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

Parcel Identification Number: 136460-000 0

SUBJECT TO THOSE MATTERS LISTED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

And Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed in its name by its President and its seal to be affixed all on the day and year first above written.

Signed, sealed and delivered in the presence of:

ROBINSON IMPROVEMENT COMPANY

By: GEORGE MASON FURNIVAL
   Its President
   c/o Garrett, Wood & Co., P.A.
   4417 Beach Blvd., Suite 200
   Jacksonville, Florida 32207

Witness: Judy A. Kohn
   (Type name of witness)

Witness: David Kaplan
   (Type name of witness)

EXHIBIT "A"
STATE OF CONNECTICUT                             } ss NORTH HAVEN
COUNTY OF NEW HAVEN                                }

ON THIS the 11th day of June, 1996, before me, Charles D. Schulz, the undersigned officer, personally
appeared George Mason Furnival, personally known to me, who acknowledged himself to be the President of Robinson Improvement
Company, a Florida corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument
(Special Warranty Deed), for the purposes therein contained, by signing the name of the corporation as President.

In witness whereof I hereunto set my hand.

[Signature]
(Charles D. Schulz)
(Type or print name)
State of Connecticut, County of New Haven
My Term of Office Expires: 1/30/99

[Notary Seal]
EXHIBIT "B"

1. Taxes for the year 1996 and subsequent years.

2. Zoning and other applicable governmental regulations.

3. Covenants, restrictions and easements of record, if any.

4. The rights of the public to use the Property for road purposes.

5. The rights of the Grantor and Georgia Pacific Corporation, a Georgia corporation, to use the Property for access to the adjoining lands, which rights are hereby reserved by Grantor.
This Instrument Prepared By:

John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

PARTIAL RELEASE OF AGREEMENT AND TIMBER RIGHTS

Georgia-Pacific Corporation, a corporation existing under the laws of the State of Georgia ("Georgia-Pacific"), having its principal place of business within the State of Florida at Post Office Box 1040, Palatka, Florida 32077, the owner of certain timber and other rights set forth in that certain unrecorded Agreement dated February 19, 1971 by and between Hudson Pulp and Paper Corp., a Maine corporation, and Robinson Improvement Company, a Florida corporation, as described in that certain recorded Memorandum Agreement dated February 19, 1971 and recorded in Official Records Book 400, Pages 561 through 566, public records of St. Johns County, Florida (collectively, the "Agreements"), which were assigned by Hudson Pulp and Paper Corp., to Georgia-Pacific by Quitclaim Deed dated December 31, 1987 and recorded in Official Records Book 769, Page 0688, public records of St. Johns County, Florida, hereby releases and forever discharges from the terms, provisions and conditions of the Agreements, the following described real property situate in St. Johns County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

[Signature]

EXHIBIT "B"
The execution and delivery of this Partial Release shall not impair the rights of Georgia-Pacific under the Agreements in and to the remaining lands described therein.

IN WITNESS WHEREOF, Georgia-Pacific Corporation, has executed this Partial Release this 16th day of August, 1996.

Signed, sealed and delivered in the presence of:

Jan D. Adams  
Witness  
(print/type name)

Carol W. Whitaker  
Witness  
(print/type name)

GEORGIA-PACIFIC CORPORATION

By:  
(print name) Gary A. Myers  
(its (title)) Director, Land Management  
Post Office Box 1040  
Palatka, Florida 32077

STATE OF GEORGIA  
COUNTY OF FULTON

THE FOREGOING instrument was acknowledged before me this 16th day of August, 1996, by Gary A. Myers as Director, Land Management of Georgia-Pacific Corporation, a Georgia corporation, on behalf of the corporation, who (X) is personally known to me or ( ) has produced FL/GA driver's license number as identification.

Loris A. Jaklevic  
State of Georgia  
Notary Public, DeKalb County, Georgia  
My Commission Expires March 3, 1992

(Name of notary, typed/printed)  
My commission number:  
My commission expires:
EXHIBIT A

DESCRIPTION: ALLEN HEASE ROAD — PARCEL B (BY SURVEYOR)

A STRIP OF LAND IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CONFORMANCE AT A CONCRETE MONUMENT MARKING THE EASTERN CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, HAVING THE FOLLOWING COORDINATES: X = 1494.37, Y = 2219.37, Z = 618.27. ALONG THE NORTH LINES AND SOUTH LINES OF PARCEL B, THE DISTANCES ARE AS FOLLOWS:

ON THE NORTH LINES:
- A DISTANCE OF 241.27 FEET ALONG THE SOUTH LINES OF PARCEL B.
- A DISTANCE OF 318.27 FEET ALONG THE NORTH LINES OF PARCEL B.

ON THE SOUTH LINES:
- A DISTANCE OF 318.27 FEET ALONG THE SOUTH LINES OF PARCEL B.
- A DISTANCE OF 241.27 FEET ALONG THE NORTH LINES OF PARCEL B.

DESCRIPTION: ALLEN HEASE ROAD — PARCEL D (BY SURVEYOR)

A STRIP OF LAND IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CONFORMANCE AT A CONCRETE MONUMENT MARKING THE WESTERN CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, HAVING THE FOLLOWING COORDINATES: X = 1494.37, Y = 2219.37, Z = 618.27. ALONG THE WESTERN LINES AND EASTERN LINES OF PARCEL D, THE DISTANCES ARE AS FOLLOWS:

ON THE WESTERN LINES:
- A DISTANCE OF 241.27 FEET ALONG THE EASTERN LINES OF PARCEL D.
- A DISTANCE OF 318.27 FEET ALONG THE WESTERN LINES OF PARCEL D.

ON THE EASTERN LINES:
- A DISTANCE OF 318.27 FEET ALONG THE EASTERN LINES OF PARCEL D.
- A DISTANCE OF 241.27 FEET ALONG THE WESTERN LINES OF PARCEL D.

DESCRIPTION: ALLEN HEASE ROAD — PARCEL C (BY SURVEYOR)

A STRIP OF LAND IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CONFORMANCE AT A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, HAVING THE FOLLOWING COORDINATES: X = 1494.37, Y = 2219.37, Z = 618.27. ALONG THE NORTHWEST LINES AND SOUTHEAST LINES OF PARCEL C, THE DISTANCES ARE AS FOLLOWS:

ON THE NORTHWEST LINES:
- A DISTANCE OF 241.27 FEET ALONG THE SOUTHEAST LINES OF PARCEL C.
- A DISTANCE OF 318.27 FEET ALONG THE NORTHWEST LINES OF PARCEL C.

ON THE SOUTHEAST LINES:
- A DISTANCE OF 318.27 FEET ALONG THE SOUTHEAST LINES OF PARCEL C.
- A DISTANCE OF 241.27 FEET ALONG THE NORTHWEST LINES OF PARCEL C.

DESCRIPTION: ALLEN HEASE ROAD — PARCEL A (BY SURVEYOR)

A STRIP OF LAND IN SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

CONFORMANCE AT A CONCRETE MONUMENT MARKING THE SOUTHEAST CORNER OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, HAVING THE FOLLOWING COORDINATES: X = 1494.37, Y = 2219.37, Z = 618.27. ALONG THE SOUTHEAST LINES AND NORTHEAST LINES OF PARCEL A, THE DISTANCES ARE AS FOLLOWS:

ON THE SOUTHEAST LINES:
- A DISTANCE OF 241.27 FEET ALONG THE NORTHEAST LINES OF PARCEL A.
- A DISTANCE OF 318.27 FEET ALONG THE SOUTHEAST LINES OF PARCEL A.

ON THE NORTHEAST LINES:
- A DISTANCE OF 318.27 FEET ALONG THE NORTHEAST LINES OF PARCEL A.
- A DISTANCE OF 241.27 FEET ALONG THE SOUTHEAST LINES OF PARCEL A.