

RESOLUTION NO. 97- 57

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

WHEREAS, Rayonier Timberlands Operating Company, L.P., (hereinafter Rayonier) has requested to purchase a one (1) acre parcel of County owned land which is part of a large tract of land that has been managed as timberland by Rayonier, the only adjoining land owner, since 1943; and

WHEREAS, pursuant to a title search it was determined that a deed from the original owner correcting the legal description was required to more fully describe the property and is attached hereto as Exhibit A, incorporated by reference and made a part hereof; 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 \$3,750.00 and Rayonier 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. The Corrective Deed attached hereto as Exhibit A is hereby accepted.
2. It is hereby found that the value of the subject property is \$3,750.00 based on a determination by the St. Johns County Property Appraiser as evidenced by the letter attached hereto as Exhibit B, incorporated by reference and made a part hereof.
3. The sale of the property to Rayonier in the amount of \$3,750.00 is hereby approved and the County Deed in substantially the form attached hereto as Exhibit C, 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 Rayonier, will convey the property to them.
4. It is found that all requirements of Section 125.35(2) F.S. for a private sale of the property described in Exhibit C have been met.

5. The Clerk is instructed to record the County Deed and mail the recorded original along with an executed copy of this Resolution to Mr. Ed Montgomery, Manager, Land Utilization, c/o Rayonier. P. O. Box 738, Fernandina Beach, Florida 32035-0728.

6. The Clerk is instructed to record the Corrective Warranty Deed and mail copies of the recorded deed with an executed copy of this Resolution to John D. Bailey, Jr. c/o Upchurch, Bailey and Upchurch, P.A., P. O. Drawer 3007, St. Augustine, FL 32085-3007.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 25 day of March, 1997.

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

BY: _____

David J. Bruner, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____

Deputy Clerk

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA
RESOLUTION NUMBER 97-03

A RESOLUTION OF THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA
AUTHORIZING THE EXECUTION OF A CORRECTIVE DEED TO ST. JOHNS COUNTY,
FLORIDA.

WHEREAS, at its regular meeting, duly noticed and convened
under law, the School Board of St. Johns County, Florida considered
the issuance of a Corrective Deed to St. Johns County, Florida
necessary to correct the legal description contained in that deed
from the School Board of St. Johns County, Florida to St. Johns
County, dated May 11, 1977 and recorded in Official Records Book
338, Page 667, Public Records of St. Johns County, Florida, and

WHEREAS, by a majority vote, the following actions were
approved:

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

1. The School Board's Superintendent, HUGH BALBONI, is
hereby authorized to execute the Corrective Warranty Deed described
above.

2. A copy of this resolution shall be recorded in the Public
Records of St. Johns County, Florida.

ADOPTED by the School Board of St. Johns County, Florida this
18th day of March, 1997.

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

By: Judy S. Krug
Judy S. Krug
Its Chairman

*Encl - BCC Secty
I. Pacetti
Rec - 500
Sur - 100
Bill Co*

This Instrument Prepared Without
Opinion of Title Given By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN. 9-96-445

→ In + let - BCC Secty.
I. PACETTI

THIS CORRECTIVE WARRANTY DEED IS BEING EXECUTED AND
RECORDED IN ORDER TO CORRECT THE LEGAL DESCRIPTION
CONTAINED IN THAT CERTAIN DEED DATED MAY 11, 1977 AND
RECORDED IN OFFICIAL RECORDS BOOK 338, PAGE 667, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Rec - 13.00
Sur - 2.00
Doc - .70d
- Bill Co -

CORRECTIVE WARRANTY DEED

THIS INDENTURE, made this 18th day of March, 1997, between THE
SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, a political subdivision
of the State of Florida, Grantor, and 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, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the
sum of Ten Dollars and No/100's (\$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:

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

SUBJECT TO: Taxes accruing subsequent to May
11, 1977.

SUBJECT TO: Covenants, restrictions and
easements of record.

SUBJECT TO: All applicable zoning and other
governmental regulations.

and said Grantor does hereby fully warrant the title to the
Property and will defend the same against the lawful claims of all
persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal
on the day and year first above written.

Signed, sealed and delivered
in the presence of:

THE SCHOOL BOARD OF ST. JOHNS
COUNTY, FLORIDA

Angie M. Jones
Witness ANGIE M. JONES
(type or print name)

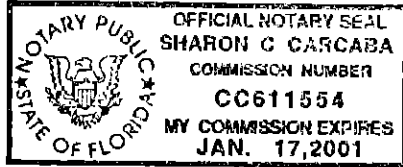
By: Hugh Balboni
Hugh Balboni
Its Superintendent
40 Orange Street
St. Augustine, FL 32084

Patricia B. Smith
Witness Patricia B. Smith
(type or print name)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

O.R. 1233 PG 1546

THE FOREGOING instrument was acknowledged before me this 26th day of March, 1997, by Hugh Balboni, Superintendent of The School Board of St. Johns County, Florida, a political subdivision of the State of Florida, who () is personally known to me or () has produced driver's license number _____ as identification.



Sharon G. Carcaba
Notary Public

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

My commission number:

o:\gb\school.bd\correct.wd

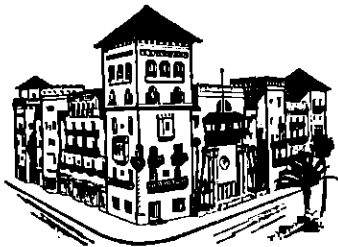
EXHIBIT "A"

ONE (1) ACRE OF LAND IN THE S.W. CORNER OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 24, TOWNSHIP 7 SOUTH, RANGE 27 EAST.

ALSO: A PART OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, COMMENCING AT THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST; THENCE SOUTH 2 DEGREES 10 MINUTES EAST, 11 CHAINS 50 LINKS TO A STAKE, SAID STAKE IS THE BEGINNING OF THE SCHOOL LOT; THENCE EAST 210 FEET TO A STAKE; THENCE SOUTH 2 DEGREES 10 MINUTES EAST, 210 FEET TO A STAKE; THENCE WEST 210 FEET TO A STAKE; THENCE NORTH 2 DEGREES 10 MINUTES WEST, 210 FEET TO THE POINT OF BEGINNING (CONTAINING 1 ACRE, MORE OR LESS).

ALSO: ONE (1) ACRE OF LAND IN THE S.E. CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 27 EAST.

ALSO: ONE-HALF (1/2) ACRE IN THE S.E. 1/4 OF N.E. 1/4 OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 27 EAST.



St. Johns County Courthouse

EXHIBIT B

ALLEN F. POWERS, CFA
PROPERTY APPRAISER

Historical St. Johns County

P.O. BOX 125
ST. AUGUSTINE, FLORIDA 32085

November 15, 1996

TELEPHONE
904 / 823-2200

354-4444—Jax.
692-2189—Hastings

904 / 823-2488—Fax

Mrs. Mary Ann Blount
Real Estate Officer
St. Johns County Public Works
P.O. Drawer 349
St. Augustine, FL 32085

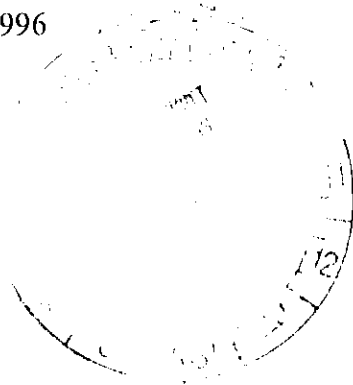
RE: Parcel # 009990-0000

Dear Mrs. Blount:

In response to your request, the acre of property formerly titled to the St. Johns County School Board in Section 25 Township 5 Range 27 is assessed at \$3,750. This assessment encompasses the complete value of the property including the timber. This assessment is made in accordance with Florida Statute, 193.011.

Sincerely,

Sharon Outland, C.F.E.
Assistant Property Appraiser



Rec: 13.00
Sur: 2.00
Doc: .70 Bill Co.

COUNTY DEED

GRANTOR TO
RAYONIER PER
DEED NO 97-07

THIS DEED, made without warranty of title or warranty of method of conveyance, this
25 day of March, 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 Rayonier Timberlands Operating Company,
L.P., whose address is 4 North 2nd Street, P. O. Box 728, Fernandina Beach FL, 32035-0728,
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 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 on 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;

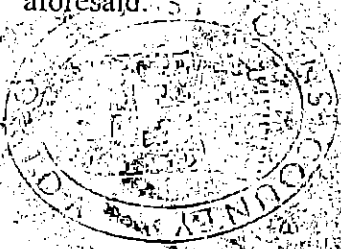
Debet - BCC Lecty
I Pacetti

Prepared By:
Mary Ann Blount, Real Estate Officer
St. Johns County, 4020 Lewis Speedway
St. Augustine, FL 32095 (904) 823-2449

g. Easements and rights of way of record.

O.R. 1233 PG 1542

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 16th day of April, 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 PAW INSURANCE, INC.

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

A PART OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST, COMMENCING AT THE N.W. CORNER OF THE N.E. 1/4 OF SECTION 25, TOWNSHIP 5 SOUTH, RANGE 27 EAST; THENCE SOUTH 2 DEGREES 10 MINUTES EAST, 11 CHAINS 50 LINKS TO A STAKE, SAID STAKE IS THE BEGINNING OF THE SCHOOL LOT; THENCE EAST 210 FEET TO A STAKE; THENCE SOUTH 2 DEGREES 10 MINUTES EAST, 210 FEET TO A STAKE; THENCE WEST 210 FEET TO A STAKE; THENCE NORTH 2 DEGREES 10 MINUTES WEST, 210 FEET TO THE POINT OF BEGINNING (CONTAINING 1 ACRE, MORE OR LESS).

ALSO: THIS DEED FURTHER QUIT CLAIMS ANY INTEREST THAT ST. JOHNS COUNTY HAS TO THE LANDS SHOWN AS PARCEL ACCOUNT #009990-0000(2) AS LISTED ON THE ASSESSMENT ROLLS OF ST. JOHNS COUNTY, FLORIDA.