

RESOLUTION NO. 2003- 217

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DONATION OF THREE STRIPS OF PROPERTY LOCATED IN THE VICINITY OF LEWIS SPEEDWAY FROM RICHARD O. WATSON AND MARGARET POPE WATSON TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY AND DRAINAGE PURPOSES.**

**RECITALS**

**WHEREAS**, Richard O. Watson and Margaret Pope Watson have offered to donate three strips of property to St. Johns County, as more particularly described in the Special Warranty Deed attached hereto as Exhibit "A" and shown on the map attached hereto as Exhibit "B", both incorporated by reference and made a part hereof; and

**WHEREAS**, because of the location of these strips of property along Gaines Road, DOT Road and 1<sup>st</sup> Street, these strips can be used for additional right-of-way and drainage purposes, it is in the best interest of St. Johns County to accept this donation.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY**, as follows:

Section 1. The above recitals are incorporated by reference into the body this Resolution and such recitals are adopted as findings of fact.

Section 2. The donation of property as described in the Special Warranty Deed is hereby accepted, conveying the property free and clear of any encumbrances.

Section 3. The Clerk of Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 18<sup>th</sup> day of November, 2003.

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

By: Karen R. Stern  
Karen R. Stern, Chairman

**ATTEST:** Cheryl Strickland, Clerk

By: Rolyn S. Reed  
Deputy Clerk

RENDITION DATE 11/20/03

This Instrument Prepared By:  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, dated 17<sup>th</sup> day of September 2003, is by and from **RICHARD O. WATSON and MARGARET POPE WATSON**, his wife, whose address is PO Box 2187 St. Augustine, FL 32085, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

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

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2003; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

W + let - BCC Secty  
P. Dequade

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Laurie C. Braddock  
Print Name: Laurie C. Braddock

Richard O. Watson  
Richard O. Watson

Nanette Bradbury  
Print Name: Nanette Bradbury

Margaret Pope Watson  
Margaret Pope Watson

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of September, 2003, by **Richard O. Watson and Margaret Pope Watson**. They are personally known to me.

Laurie C. Braddock  
Notary Public



Laurie C. Braddock  
Commission # CC 928860  
Expires April 17, 2004  
Bonded Thru  
Atlantic Bonding Co., Inc

## EXHIBIT "A"

## Parcel One:

Commencing at a concrete monument at the intersection of the North line of the Albert Lewis Estate, said line also being the South line of Section 52, Township 7 South, Range 29 East, and the Easterly line of the Lewis Speedway; Thence North 81, degrees 30 minutes East along North line of Albert Lewis Estate 1491.3 feet to a concrete monument, said monument being the Point of Beginning of the within conveyed tract; Thence North 27.92 feet to the South line of Lewis Speedway; Thence East along said South line of Lewis Speedway an unknown number of feet to the point of intersection of the South line of said Speedway and the North line of the Albert Lewis Estate; Thence in a Westerly direction along the North line of the Albert Lewis Estate an unknown number of feet to the Point or Place of Beginning. The land hereby conveyed being in the general shape of a triangle. Parcel Account Number 102940-0000.

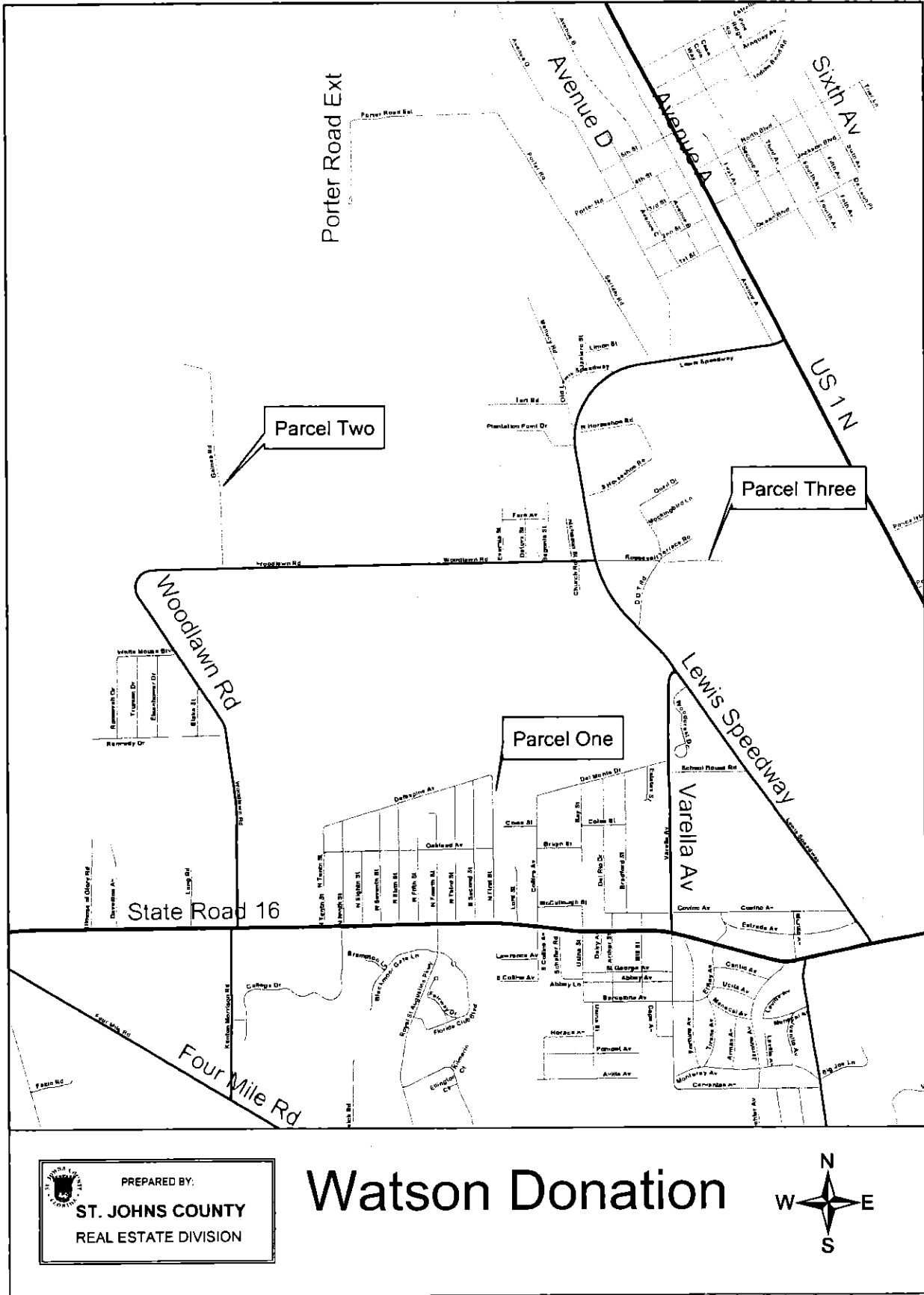
## Parcel Two:


Beginning at the Southeast corner of Government Lot 12 of Section 34, Township 6 South, Range 29 East and run thence Southerly along the East line of said Government Lot 12, produced Southerly 475 feet, more or less to the North line of a graded road, run thence Easterly along the North line of said road 50 feet, run thence Northerly, parallel to the East line of said Government Lot 12 and its Southerly extension, 800 feet, run thence West 50 feet to the East line of said Government Lot 12, run thence Southerly along the East line of said Government Lot 12, 325 feet, more or less to the Point of Beginning. Excepting therefrom that portion described in deeds recorded in Official Records Book 291, page 292 and Official Records Book 291, page 520, of the public records of St. Johns County, Florida. Parcel Account Number 073321-0030.

## Parcel Three:

The Southerly 533.38 feet of the following described parcel:

The Easterly 20 foot width portion of a certain 100 foot width strip of land in Sections 51 and 57, township 7 South, Range 29 East, St. Johns County, Florida; said 100 foot strip of land having as its center line a line of poles and being more particularly described in General Permit to the Southern Bell Telephone and Telegraph Company, Inc., by the Trustees of the Home Corporation, and recorded in the public records of St. Johns County, Florida, in Deed Book 112, page 482; said Easterly 20 foot width portion of said strip of land having as its Southerly end the North line of the Shepard Crosby Subdivision as recorded in the public records of St. Johns County, Florida, in Map Book 1, page 19 and as its Northerly end the center of a natural drainage course known as Red House Branch. Parcel Account Number 102820-0002.




 PREPARED BY:  
**ST. JOHNS COUNTY**  
 REAL ESTATE DIVISION

# Watson Donation



**DISCLAIMER:** This map is for reference purposes only. Data provided are from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of data shown herein.