

RESOLUTION NO. 2004- 101

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACTING AS ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE CONVEYANCE OF SIXTY-FOUR (64) LOTS OWNED BY ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TO HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY.

RECITALS

WHEREAS, St. Johns County acquired (388) three hundred eighty-eight lots for the affordable homeownership program in West Augustine in December 2002. St. Johns County transferred controlling ownership of the lots to St. Johns County Community Redevelopment Agency under Resolution No. 2004- 100, May 18, 2004. St. Johns County Community Redevelopment Agency has agreed to transfer (64) sixty-four of the (388) three hundred eighty-eight lots to Habitat for Humanity of St. Augustine/St. Johns County; and

WHEREAS, the homes to be constructed would be for working families of very low income. The average cost of the home is approximately \$60,000 before any County assistance. The homes are financed by Habitat for Humanity of St. Augustine/St. Johns County with a no interest mortgages paid by the homeowner; and

WHEREAS, Habitat for Humanity of St. Augustine/St. Johns County expects to build about five to ten affordable homes for families in St. Johns County each year. Seven of the lots are on paved roads and construction can start as soon as water is available and all permitting is complete; and

WHEREAS, the St. Johns County Community Redevelopment Agency has requested that the sixty-four (64) lots be conveyed by County Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to Habitat for Humanity of St. Augustine/St. Johns County; and

WHEREAS, pursuant to the authority of Section 125.38, Florida Statutes, the St. Johns County Board of County Commissioners is authorized to convey real property to any organization not-for-profit, for the purpose of promoting public and community interests and welfare; and

WHEREAS, it is in the best interest of the residents of St. Johns County to provide these affordable home sites due to the rising cost of living in St. Johns County.

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

1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. The Board of County Commissioners acting as St. Johns County Community Redevelopment Agency hereby authorizes the Chair of the Board to execute a County Deed conveying to Habitat for Humanity of St. Augustine/St. Johns County, the ownership in fee simple of the (64) sixty-four lots.
3. The Clerk of Courts is instructed to record the original County Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 18th day of May, 2004.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA ACTING AS
ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

By: 
Karen R. Stern, Chair

ATTEST: Cheryl Strickland
Clerk of the Court

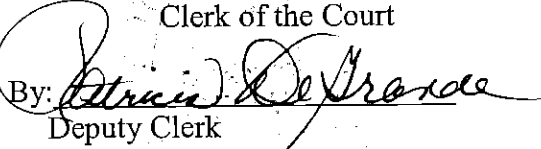
By: 
Deputy Clerk
(Seal)

Exhibit "A" to Resolution

This Instrument Prepared By:
St. Johns County Real Estate Division
4020 Lewis Speedway
St. Augustine, FL 32084

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this _____ day of _____, 2004, by **ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**, Special District of St. Johns County, as created by County Resolution 2000-146, whose address is, 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter "Grantor", to **HABITAT FOR HUMANITY ST. AUGUSTINE/ST. JOHNS COUNTY, INC.**, a Florida Corporation, whose address is, Seven Hopkins Street, St. Augustine 32084, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their 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 Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

Parcel Account Number: multiple

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 or 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 or 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 Grantee 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.

RESERVING UNTO THE GRANTOR, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals and metals that are may be in, on, or under the said land and an undivided one-half interest in all petroleum that is or may be in, or on, or under said land with the privilege to mine and develop the same.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA, ACTING
AS ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

BY: _____
Karen R. Stern, Chair

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this _____ day of _____, 2004, by Karen R. Stern, Chair of the Board of St. Johns County Board of County Commissioners, acting as, St. Johns County Community Redevelopment Agency, on behalf of the Board. She is personally known to me.

Notary Public State of Florida
My Commission Expires: _____

Exhibit "A"

Parcel#115780-0030

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 3 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0040

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 4 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0050

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 5 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#115780-0060

Afro American Subdivision of Lots 2, 3, 5, & 6 Block 72 Dancy Tract Lot 6 as recorded in Map Book 4, Page 28 of the Public Records of St. Johns County, Florida.

Parcel#118420-0000

Afro American Subdivision of Block 117 Dancy Tract Lots 1 thru 30 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118430-0000

Afro American Subdivision of Block 118 Dancy Tract Lots 1 thru 10, 14, 15 & 16 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118450-0000

Afro American Subdivision of Block 119 Dancy Tract as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0070

Afro American Subdivision of Block 120 Dancy Tract Lot 7 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0080

Afro American Subdivision of Block 120 Dancy Tract Lot 8 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0090

Afro American Subdivision of Block 120 Dancy Tract Lot 9 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0100

Afro American Subdivision of Block 120 Dancy Tract Lot 10 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0110

Afro American Subdivision of Block 120 Dancy Tract Lot 11 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0120

Afro American Subdivision of Block 120 Dancy Tract Lot 12 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0130

Afro American Subdivision of Block 120 Dancy Tract Lot 13 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0140

Afro American Subdivision of Block 120 Dancy Tract Lot 14 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0150

Afro American Subdivision of Block 120 Dancy Tract Lot 15 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0160

Afro American Subdivision of Block 120 Dancy Tract Lot 16 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0170

Afro American Subdivision of Block 120 Dancy Tract Lot 17 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0180

Afro American Subdivision of Block 120 Dancy Tract Lot 18 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.

Parcel#118451-0190

Afro American Subdivision of Block 120 Dancy Tract Lot 19 through 22 as recorded in Map Book 4 Page 8 of the Public Records of St. Johns County, Florida.