

RESOLUTION NO. 2005- 388

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR A LIFT STATION SITE TO PROVIDE SEWER SERVICE TO MURABELLA SUBDIVISION LOCATED OFF OF COUNTY ROAD 13A.**

**RECITALS**

**WHEREAS**, Turnbull Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190 of the Florida Statutes, has executed and presented to the County a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for a lift station site to provide sewer service to Murabella Subdivision located off of County Road 13A; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, it is in the best interest of the County to accept this Special Warranty Deed for the health, safety and welfare of the citizens in that area.

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

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

Section 2. The above described Special Warranty Deed attached and incorporated hereto, is hereby accepted.

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

**PASSED AND ADOPTED** this 13 day of December, 2005.

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

By: James E. Bryant  
James E. Bryant, Chairman

**ATTEST:** Cheryl Strickland, Clerk

Patricia A. Grasse  
Deputy Clerk

**RENDITION DATE** 12-15-05

Exhibit "A" to Resolution

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

JOSEPH J. VAN ROOY, ESQUIRE  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 RIVERSIDE AVENUE  
SUITE 400  
JACKSONVILLE, FL 32202

**SPECIAL WARRANTY DEED**  
**(Second Acquisition)**

**THIS SPECIAL WARRANTY DEED** made as of the 29<sup>th</sup> day of July, 2005, by **TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government established pursuant to Chapter 190 of the Florida Statutes, whose address is 210 North University Drive, Suite 800, Coral Springs, Florida 33071, called "Grantor", and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, and whose taxpayer identification number is \_\_\_\_\_, hereinafter called "Grantee".

**WITNESSETH:**

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, its legal representatives and assigns, all that certain real property situate in St. Johns County, Florida, as described on Exhibit "A" attached hereto.

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

And Grantor hereby covenants with Grantee that except as set forth below at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

**TURNBULL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

Ann Tabor  
Name Printed: Ann Tabor

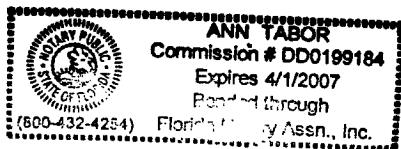
By: Susan Wood  
Name: Susan Wood  
Its: Chairperson

Dolores C. McNeal  
Name Printed: Dolores C. McNeal

STATE OF FLORIDA        }  
  }SS  
COUNTY OF Clay        }

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of July, 2005, by Susan Wood, the Chairperson of Turnbull Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190 of the Florida Statutes, on behalf of the district.

Ann Tabor  
(Print Name Ann Tabor )  
NOTARY PUBLIC  
State of \_\_\_\_\_ at Large  
Commission # \_\_\_\_\_  
My Commission Expires:  
Personally known   
or Produced I.D. \_\_\_\_\_  
[check one of the above]



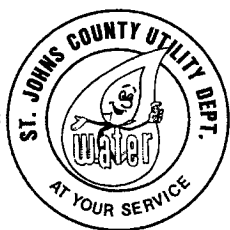
Type of Identification Produced  
\_\_\_\_\_

**EXHIBIT "A"**

Tract T as shown on the plat of Murabella Unit One, as recorded in Map Book 52, Pages 16 through 42 and/or Murabella Unit Two, as recorded in Map Book 54, Pages 56 through 69 of the public records of St. Johns County, Florida.

# ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners



P.O. Box 3006  
St. Augustine, Florida 32085-3006  
Phone: (904) 471-2161 • Toll Free: 1-877-837-2311  
Administrative Fax: (904) 461-7619  
Billing Dept. Fax: (904) 461-3995

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## INTEROFFICE MEMORANDUM

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**To:** Nanette Bradbury, Real Estate Coordinator  
**From:** Samuel T. Ramirez, Utility Development Manager  
**Subject:** Murabella, Units One and Two, Tract "T"  
**Date:** November 28, 2005

Please present the Special Warranty Deed for the lift station site to the Board of County Commissioners (BCC) for final approval and acceptance.

After acceptance by BCC, please provide the utility department with a copy of the executed resolution and a recorded copy of the Special Warranty Deed for the lift station site for our files.

Your support and cooperation as always are greatly appreciated.



**GENERAL  
LOCATION MAP**



Map Prepared: 11/30/2005  
 \*Depicts General Project Boundary

**Lift Station Site  
for Murabella  
Subdivision**

File: December 13, 2005



St. Johns County  
 Land Mgmt. Systems  
 Real Estate