

RESOLUTION NO. 2005- 72

**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 CAMELOT VILLAGE SUBDIVISION LOCATED ON EAST WATSON ROAD.**

**RECITALS**

**WHEREAS**, Watson Rd. LLC, a Florida limited liability company, 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 Camelot Village Subdivision located on East Watson Road; 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:

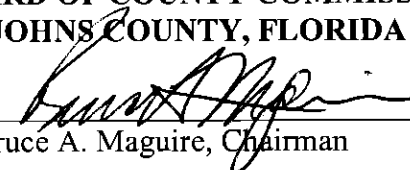
Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

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 23<sup>rd</sup> day of March, 2005.

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

By:   
Bruce A. Maguire, Chairman

**ATTEST:** Cheryl Strickland, Clerk

  
Deputy Clerk

RENDITION DATE March 24, 2005

**Prepared by and return to:**

Leonardo J. Maiman, Esquire  
Akerman Senterfitt, Attorneys at Law  
50 N. Laura Street, Suite 2500  
Jacksonville, Florida 32202  
AS File # 31501-158102

**Tax Parcel Folio No(s):** \_\_\_\_\_

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, is made as of the \_\_\_ day of \_\_\_\_\_, 2005, by **WATSON RD. LLC, a Florida limited liability company** ("Grantor"), having a mailing address of 1325 Atlantic Avenue, Fernandina Beach, Florida 32024 ("Grantor") in favor of **ST. JOHNS COUNTY, a political subdivision of the** ("Grantee"), having an address of 4020 Lewis Speedway, St. Augustine, Florida 32084.

\*State of Florida

**WITNESSETH:**

**GRANTOR**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property located in St. Johns County, Florida, and more particularly described on **Exhibit A** attached hereto (the "Property").

**SUBJECT TO** covenants, easements and restrictions of record, zoning, land use laws and other governmental regulations affecting the use of real property, and ad valorem real property taxes for the year 2005.

**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.

**AND GRANTOR** will warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but against none other.

**IN WITNESS WHEREOF**, Grantor has caused these presents to be executed in its name by its proper officers thereunto duly authorized, the day and year first above written.

*Signed, sealed and delivered in the presence of:*

*Linda Phillips*

Printed Name: LINDA PHILLIPS

*Carol Chauncey*

Printed Name: Carol Chauncey

**GRANTOR:**

**WATSON RD. LLC, a Florida limited liability company**

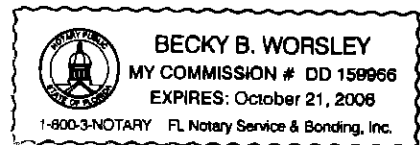
By: *[Signature]*  
William J. Mock, Jr.,  
Managing Member

STATE OF FLORIDA  
COUNTY OF NASSAU

I HEREBY CERTIFY that on this day before me, a Notary Public authorized in the State and County named above to take acknowledgments personally appeared William J. Mock, Jr. as Managing Member of **WATSON RD. LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or who produced \_\_\_\_\_ as identification and who signed the foregoing instrument as such person, and acknowledged the execution thereof to be his free act and deed as such person for the uses and purposes therein mentioned.

WITNESS my hand and official seal in the State and County last aforesaid this 2<sup>nd</sup> day of March, 2005.

Becky B. Worsley (SEAL)  
Print Name: Becky B. Worsley  
Notary Public, State of Florida at Large  
My Commission Expires: 10/21/06  
Commission No.: \_\_\_\_\_



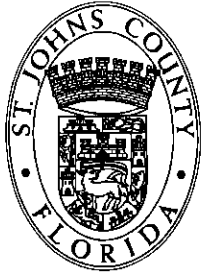
**EXHIBIT A** to Special Warranty Deed

Legal Description of Property

**LIFT STATION PARCEL**

A PARCEL OF LAND SITUATED IN SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST ST. JOHNS COUNTY, FLORIDA AND BEING A PART OF MOULTRIE HEIGHTS AS RECORDED IN MAP BOOK 4, PAGE 57 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT SAID INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF WATSON ROAD AND THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 81°56'13" EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF WATSON ROAD, A DISTANCE OF 552.98 FEET; THENCE SOUTH 08°47'19" WEST, A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED EASEMENT; THENCE SOUTH 81°56'13" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 08°03'47" WEST, A DISTANCE OF 39.50 FEET ; THENCE NORTH 81°56'13" WEST, A DISTANCE OF 40.00 FEET; THENCE NORTH 08°03'47" EAST, A DISTANCE OF 39.50 FEET TO THE POINT OF BEGINNING.



## ST. JOHNS COUNTY

UTILITY DEPARTMENT

2175 Mizell Road

P.O. Drawer 3006

St. Augustine, Florida 32085-3006

904-471-2161

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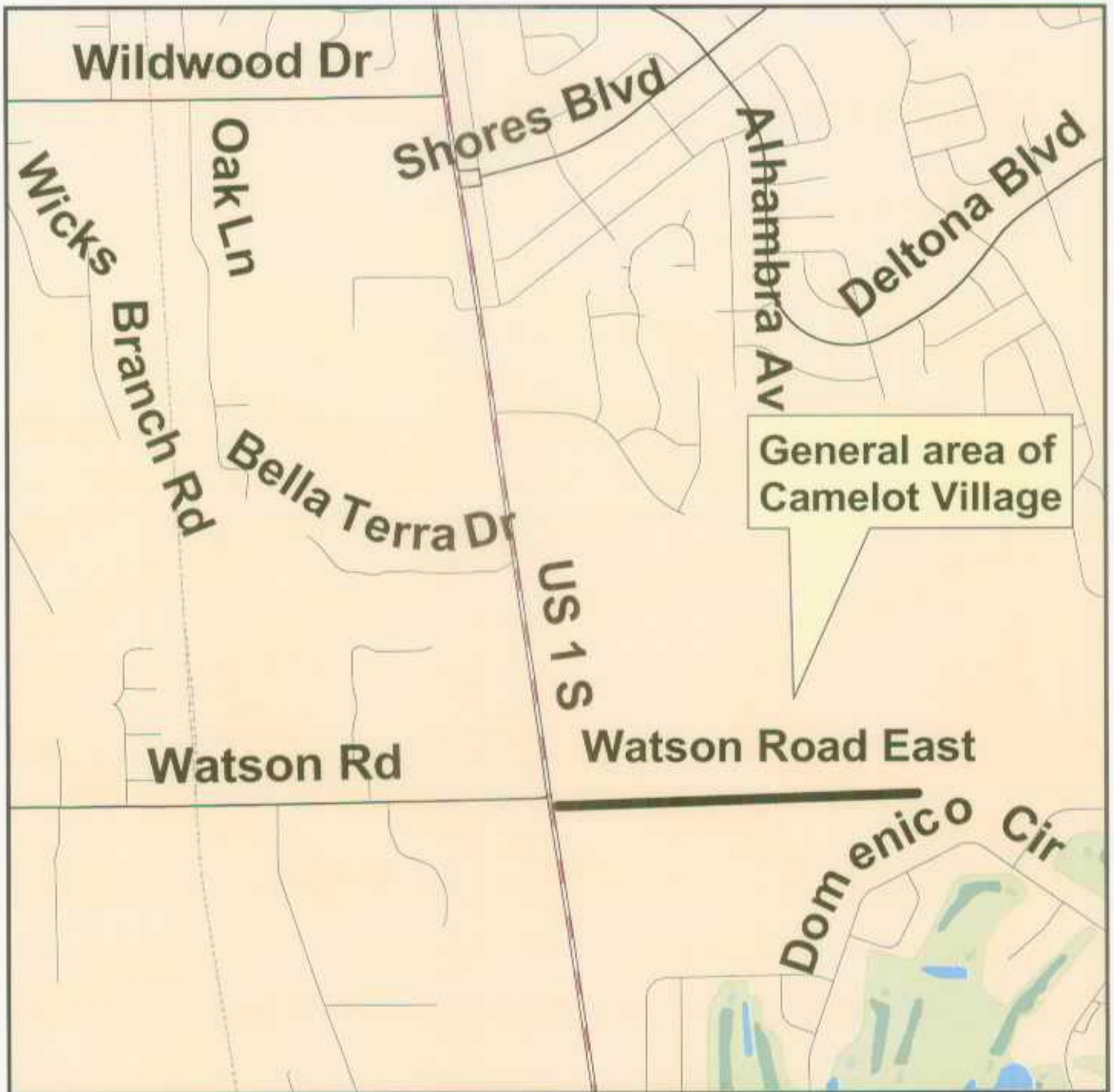
### M E M O R A N D U M

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**TO:** Nanette Bradbury, Real Estate Coordinator  
**FROM:** Debbie Sileo, Construction Tech III *DS*  
**SUBJECT:** Camelot Village  
**DATE:** February 15, 2005

Please prepare the attached "Special Warranty Deed" for recording. This has been reviewed by Cliff Bedwell and approved.

Your support and cooperation as always are greatly appreciated.



General area of Camelot Village



**GENERAL LOCATION MAP**



Map Prepared: 3/7/2005

\*Depicts General Project Boundary

**Camelot Village Lift Station Site**

File:BCC March 23, 2005



St. Johns County  
Land Mgmt. Systems  
Real Estate