

RESOLUTION NO. 2007- 315

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE A COUNTY DEED AND MOBILE HOME TITLE FOR DONATION OF A 2004 CHAMPION MOBILE HOME AND A PARCEL OF PROPERTY TO ST. JOHNS HOUSING PARTNERSHIP. A DEED RESTRICTION THAT THE MOBILE HOME AND LAND BE USED AS A FACILITY TO SERVE THE LOW INCOME ELDERLY AND/OR DISABLED AS A RESIDENTIAL RENTAL UNIT. IF COMPLIANCE OF THE DEED RESTRICTION IS NOT MET BY THE ST. JOHNS HOUSING PARTNERSHIP THE MOBILE HOME AND LAND WOULD REVERT BACK TO ST. JOHNS COUNTY.

RECITALS

WHEREAS, St. Johns County acquired a parcel of land that included a 2004 Champion Mobile Home for a County roadway improvement project located on Volusia Street. The mobile home must be removed from the land to allow the road improvement project to succeed; and

WHEREAS, the Mobile Home shall be placed upon a St. Johns County lot available for use as affordable housing located in Afro-American Subdivision; and

WHEREAS, the Housing and Community Services staff, St. Johns Housing Partnership, West Augustine Community Redevelopment Agency Steering Committee and community leaders determined the most effective use both fiscally and socially was to partner with a non-profit agency and donate the mobile home and property to serve the low income elderly and/or disabled as a residential rental unit; and

WHEREAS, passage of this resolution will authorize the Chairman of the Board to execute the County Deed attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and mobile home title transferring the mobile home and property to St. Johns Housing Partnership with the restriction that the mobile home and property would revert back to St. Johns County if the property is not utilized for low income elderly and/or disabled as a residential rental unit.

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 Board of County Commissioners hereby approves and authorizes the Chairman of the Board to execute the County Deed and the mobile home

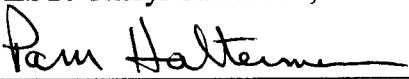
title (after title if delivered) as a donation to the St. Johns Housing Partnership with deed restrictions mentioned above.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 30~~th~~ day of October, 2007.

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

By: 
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 11/2/07



Exhibit "A" to Resolution

This Instrument Prepared By:
Nanette Bradbury
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 _____, 2007 by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida, 32084, hereinafter "Grantor", to **ST. JOHNS HOUSING PARTNERSHIP, INC.**, a non profit corporation, whose address is P.O. Box 1086, St. Augustine, FL 32085, 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:

Afro American Subdivision of Lots 1, 2, 4, 5 & 6 Block 84 Dancy Tract north fifty feet of Lots 16, 17 & 18 recorded in Map Book 3 Page 47 of the public records of St. Johns County, Florida.

Together with: 2004 Champion double wide mobile home ID#FLHML3F167027817A & B

Parcel Account Number – 116870-0000

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.

Provided however, that the property shall only be used to serve the low income elderly and/or disabled as a residential rental unit. If the property is not used in this manner the property would revert back to St. Johns County.

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
ST. JOHNS COUNTY, FLORIDA**

By: _____
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

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

The foregoing instrument was acknowledged before me this _____ day of _____, 2007, by Ben Rich, Chairman of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. Who is personally known to me.

Notary Public State of Florida
My Commission Expires: _____