

RESOLUTION NO. 2007- 316

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE A COUNTY DEED DONATING SIX LOTS TO THE "HABITAT FOR HUMANITY, ST. AUGUSTINE/ ST. JOHNS COUNTY" FOR THE PURPOSE OF CONSTRUCTING AFFORDABLE HOUSING FOR QUALIFIED FAMILIES. THE LOTS WILL BE CONVEYED WITH A DEED RESTRICTION THAT THE LOTS WOULD REVERT BACK TO ST. JOHNS COUNTY IF THE RESTRICTIONS ARE NOT MET BY THE "HABITAT FOR HUMANITY, ST. AUGUSTINE / ST. JOHNS COUNTY.

RECITALS

WHEREAS, certain lots in Vermont Heights and Armstrong subdivision were designated as affordable housing by Resolution No. 2007-174 as required by Florida Statute 125.379 approving the 2007 inventory of County land available for use as affordable housing within St. Johns County; and

WHEREAS, at this time it is advantageous to the community both fiscally and socially to partner with the "Habitat for Humanity, St. Augustine / St. Johns County", a non-profit agency, (hereinafter "Habitat") to transfer six lots to "Habitat" by means of a County deed restricting use of the property for construction of affordable homes for qualified families. The lots would be transferred with a deed restriction that the lots would revert back to County ownership if the deed restrictions are not met by the "Habitat"; and

WHEREAS, passage of this Resolution will authorize the Chairman of the Board to execute said County Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, as a donation of land between St. Johns County and "Habitat".

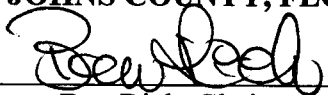
NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

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

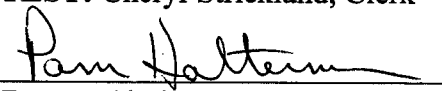
Section 2. The Board of County Commissioners hereby approves and authorizes the Chairman of the Board to execute said County Deed attached hereto that will transfer ownership of the six lots to "Habitat for Humanity, St. Augustine / St. Johns County and placing the deed restriction upon said lots between St. Johns County and the "Habitat for Humanity, St. Augustine / St. Johns County.

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

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

By: 
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

REVISION 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 **HABITAT FOR HUMANITY ST. AUGUSTINE/ST. JOHNS COUNTY, INC.**, a non profit corporation, whose address is Seven Hopkins Street, St. Augustine, FL 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:

Lots 21, 22, 23 & 24, Block 73 of Vermont Heights Subdivision recorded in Map Book 5 Page 29 of the public records of St. Johns County, Florida.

Lots 13 & 14, Block D of Williams Jerry Subdivision Armstrong recorded in Map Book 2 Page 14 of the public records of St. Johns County, Florida.

Parcel Account Number – 138490-0001 and part of 034840-0000

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 is restricted for use as affordable housing for qualified families. If the property is not used in this manner it would immediately 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: _____