

RESOLUTION 2007- 79

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR CONVEYANCE OF A SITE FOR CONSTRUCTION OF A FLORIDA VETERANS' NURSING HOME WITHIN THE WORLD COMMERCE CENTER DRI PURSUANT TO THE REQUIREMENTS WITHIN THE DEVELOPMENT OF REGIONAL IMPACT DEVELOPMENT ORDER.

WHEREAS, World Commerce Center, LLP, a Florida Limited Liability Partnership, has executed and presented a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for a fifteen and seven tenth (15.7) acre parcel in the World Commerce Center DRI; and

WHEREAS, the dedication of the Veterans' Home site is required within Special Condition 24 of the World Commerce Center DRI Development Order; and

WHEREAS, the Florida Veterans' Nursing Home project in St. Johns County is a partnership between St. Johns County and the Florida Department of Veterans' Affairs; and

WHEREAS, it is in the best interest of the County to accept this Special Warranty Deed to provide the citizens of Northeast Florida with a Florida Veterans' Nursing Home.

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. Upon acceptance of this Resolution by the Board of County Commissioners, the Special Warranty Deed is hereby accepted in the form of that which is attached hereto and the Clerk is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 20th day of March, 2007.

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

By: Ben Rich
Ben Rich, Chairman

Attest: Cheryl Strickland, Clerk of Court

By: Sam Walters
Deputy Clerk

RENDITION DATE 3/21/07

EXHIBIT "A" TO RESOLUTION

Prepared By:
Michael D. Hunt
Deputy County Attorney
4020 Lewis Speedway
St. Augustine, Florida 32084

SPECIAL WARRANTY DEED

THIS WARRANTY DEED made and executed this 5th day of January, 2007, by **WORLD COMMERCE CENTER, LLP**, a Florida Limited Liability Partnership, whose address is 13901 Sutton Park Drive South, Suite 100, Jacksonville, FL 32224, hereinafter called the Grantor, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida whose address is 4020 Lewis Speedway, St. Augustine, FL 32084, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in St. Johns County, State of Florida, described as follows:

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

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 the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever arising by, through or under Grantor; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2006.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

World Commerce Center, LLP a Florida
Limited Liability Partnership

By: Steinemann-Wolfe, LLC, a Florida Limited
Liability Company
Its General Partner

Witness: Mary West

By: [Signature]
Frank C. Steinemann Jr.
Its Managing Member

Witness: Margie Whitaker

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 5 day of JANUARY,
2007, by Frank C. Steinemann Jr., the Managing Member of Steinemann-Wolfe, LLC, a partner of
World Commerce Center, LLP, a Florida limited liability partnership, on behalf of the partnership.
He is personally known to me or has produced _____ as identification.

Paula H. Moss
Notary Public
My Commission Expires: 4/10/11

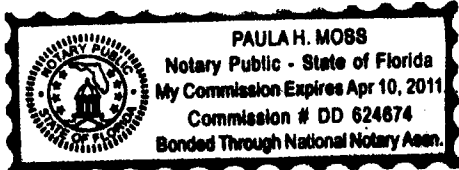


EXHIBIT A TO WARRANTY DEED

VETERANS ADMINISTRATION NURSING HOME SITE

A PART OF GOVERNMENT LOT 8 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF TRACT 6, SEVILLA AT WORLD COMMERCE PHASE ONE, AS RECORDED IN MAP BOOK 53, PAGES 46 THROUGH 54 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 19°31'58" WEST ALONG THE SOUTHERLY PROLONGATION OF THE EASTERLY LINE OF SAID SEVILLA AT WORLD COMMERCE PHASE ONE, A DISTANCE OF 1487.10 FEET; THENCE SOUTH 72°23'11" EAST, A DISTANCE OF 242.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 72°23'11" EAST, A DISTANCE OF 1090.11 FEET; THENCE SOUTH 19°36'46" WEST, A DISTANCE OF 743.89 FEET TO A POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) THENCE NORTH 71°37'31" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 482.93 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 17,318.80 FEET; THENCE WESTERLY CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 353.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 72°12'37" WEST AND A CHORD DISTANCE OF 353.67 FEET TO A POINT ON SAID CURVE; THENCE NORTH 19°36'12" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 469.21 FEET; THENCE NORTH 72°21'45" WEST, A DISTANCE OF 242.54 FEET; THENCE NORTH 17°19'18" EAST, A DISTANCE OF 266.90 FEET TO THE POINT OF BEGINNING.

CONTAINING 15.70 ACRES MORE OR LESS.