

RESOLUTION NO. 2008- 84

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF TWO LOTS OWNED BY ST. JOHNS COUNTY TO THE HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY TO BE USED IN CONNECTION WITH THE CWHIP PROGRAM FOR WORKFORCE HOUSING.

RECITALS

WHEREAS, a Resolution was adopted by the St. Johns County Community Redevelopment Agency at its March 18, 2008 meeting authorizing the conveyance of (77) seventy-seven lots to the Housing Finance Authority of St. Johns County, ("HFA") to facilitate the CWHIP program; and

WHEREAS, there are two additional lots owned by St. Johns County that are currently being utilized as a small retention pond at the intersection of St. Johns Street and Avery Street. The pond will be eliminated with the construction of the new roads and drainage system in the West Augustine area; and

WHEREAS, housing staff is requesting the transfer of these two lots to the Housing Finance Authority. The County Deed conveying the two lots in West Augustine to the HFA is attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to convey the lots to the HFA so the lots can be used to construct much needed workforce housing.

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

1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. The Board hereby authorizes the Chairman of the Board to execute the County Deed conveying the lots to the HFA.
4. The Clerk of Court is hereby instructed to record the County Deed in the public records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 1st day of April, 2008.

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

By: _____

Thomas G. Manuel
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____

Dawn Halterman
Deputy Clerk

RENDITION DATE 4/4/08

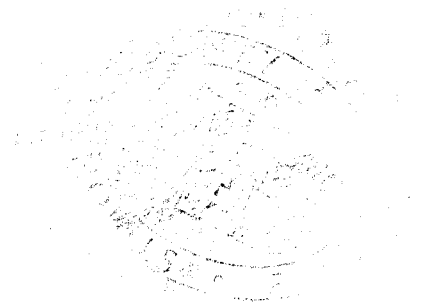


Exhibit "A" to Resolution

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 _____, 2008, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is, 4020 Lewis Speedway, St. Augustine FL 32084, hereinafter "Grantor", to, **HOUSING FINANCE AUTHORITY OF ST. JOHNS COUNTY**, a public body corporate and politic of the State of Florida, as created by St. Johns County Ordinance No. 80-7, as amended, and St. Johns County Resolution No. 80-25, as amended, whose address is 102 M. L. King Avenue, Suite B, 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 the 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:

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

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THIS 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.

RESERVING UNTO THE GRANTOR, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals and metals that are may be in, on, or under the said land and an undivided one-half interest in all petroleum that is or may be in, or on, or under said land with the privilege to mine and develop the same.

IN WITNESS WHEREOF the St. Johns Community Redevelopment Agency has caused the presents to be executed in its name by its Chairman the day and year aforesaid.

ST. JOHNS COUNTY, FLORIDA
A political subdivision of the State of Florida

By: _____
Thomas G. Manuel, Its Chairman

ATTEST: Cheryl Strickland, Its Clerk

By: _____
Its Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2008, by Thomas G. Manuel, the Chairman of the Board for St. Johns County Board of County Commissioners, on behalf of the Board. He is personally known to me.

Notary Public State of Florida
My Commission Expires: _____

Exhibit "A" to County Deed

Parcel # 118370-0160

Afro American Subdivision of Block 116, Dancy Tract Lots 16 & 17 as recorded in Map Book 4
Page 8 of the public records of St. Johns County