

RESOLUTION NO. 2010- 248

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING A TWENTY FOOT STRIP OF CERTAIN COUNTY OWNED PROPERTY AS SURPLUS AND APPROVING A PRIVATE SALE TO THE ADJOINING PROPERTY OWNER PURSUANT TO THE PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES.

RECITALS

WHEREAS, there has been a written request from an adjoining property owner to acquire a twenty foot strip of certain County owned property located off Gracy Street, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, pursuant to Section 125.35(2), Florida Statutes, the Board of County Commissioners may effect a private sale when, due to the size, shape, location and value it is determined by the Board of County Commissioners that the parcel is of use only to one or more adjacent property owners. The property owner that has requested the property is the only adjacent property owner; and

WHEREAS, the County acquired the strip of property in 2005 for unpaid real estate taxes and is further described in the County Deed attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, the property owner has offered \$500 for the property which is a fair value based on Property Appraiser values of a similar strips of property; and

WHEREAS, to the extent that there are typographical, scrivener's or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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. It is found that all requirements of Section 125.35 (2) F.S. for a private sale of the property described above have been met. The sale of the property to the adjacent property owner is hereby approved.
3. The Board of County Commissioners hereby authorizes the Board Chair to execute said County Deed.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of November, 2010.

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

By: 

Board Chair

ATTEST: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 11/17/10



Exhibit "A" to Resolution

St Johns County Florida
Land Management Systems
Real Estate Division
Surplus Real Estate

October 12, 2010

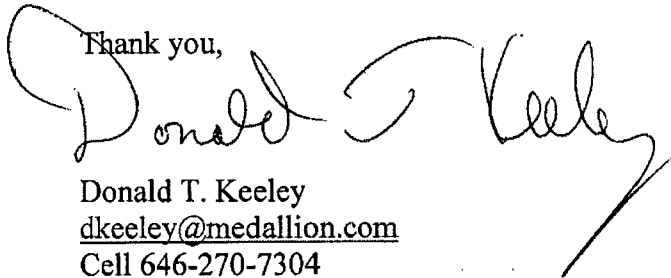
Re: Property 290A Gracy Street

To whom it may concern.

I am writing in regards to the above referenced property that was forfeited to the county due to unpaid taxes. It was the intent of Mr. Ed Keller to sign this property over to us for \$1.00 since he did not want to pay taxes on the property that had no value to him. Unfortunately the county took ownership prior to this happening due to our inexcusably holding off on the process. This small parcel (10' by 81.5') is contiguous on 3 sides (4th side is Gracy St.) to my property that is owned by my wife and I. We are offering \$500.00 which we believe is very reasonable

The related property with the house has been in my family as a second home and then a retirement home since the 1950's (my grandparents VanNoordt) passing on to my parents and now to us. Quite frankly this should have been addressed by us a long time ago but I cannot change that. Any assistance that you could provide would be appreciated.

Thank you,

A handwritten signature in black ink that reads "Donald T. Keeley". The signature is written in a cursive style with a large initial "D" and a long, sweeping underline.

Donald T. Keeley
dkeeley@medallion.com
Cell 646-270-7304

This Instrument Prepared By:
Michael D. Hunt
Deputy County Attorney
500 San Sebastian View
St. Augustine, FL 32084

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this ____ day of _____, 2010 by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **DONALD T. KEELEY AND ROBERTA L. KEELEY**, whose address is 956 Barnes Drive, Ridgewood, NJ 07450-1004 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:

BEGINNING AT THE NORTHEAST CORNER OF THAT LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 219, PAGE 316, PUBLIC RECORDS OF ST. JOHNS COUNTY, THENCE NORTH 65 DEGREES 10 MINUTES 30 SECONDS EAST, ACROSS THE NORTH END OF SAID TWENTY FOOT WIDTH STRIP OF LAND, 20.15 FEET; THENCE SOUTH 17 DEGREES 58 MINUTES EAST, ON THE WEST LINE OF THAT LAND DESCRIBED IN DEED RECORDED IN DEED BOOK 248, PAGE 487, PUBLIC RECORDS OF SAID COUNTY, 59.85 FEET; THENCE SOUTH 64 DEGREES 45 MINUTES WEST, ACROSS SAID TWENTY FOOT STRIP OF LAND, 20.16 FEET; THENCE NORTH 17 DEGREES 58 MINUTES WEST, ON THE EAST LINE OF SAID LAND DESCRIBED IN DEED BOOK 219, PAGE 316, A DISTANCE OF 60 FEET THE POINT OF BEGINNING.

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.

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 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: _____
Board Chair

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2010, by Ron Sanchez, Chair of the Board of County Commissioners of St. Johns County, Florida, who is personally known to me and who did not take an oath.

Notary Public State of Florida
My Commission Expires: _____