

RESOLUTION NO. 2011- 155

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE BOARD CHAIR TO EXECUTE A COUNTY DEED TO THE HOLY CHURCH OF ZION IN ORDER TO CLEAR THE CLOUD ON THE TITLE TO THE PROPERTY.**

**RECITALS**

**WHEREAS**, the County is reviewing all unused County owned property that is suitable for sale to adjoining property owners. Upon review of the chain of title for certain County property located off Armstrong Road it was found that a tax deed was issued in 1946 to an individual and the County is shown as the property owner in error; and

**WHEREAS**, in order to clear the title of the property the Holy Church of Zion has requested that the property be transferred to the Church as shown on the letter 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 any interest the County may have in the property to the adjacent property owner by the County Deed attached hereto as Exhibit "B", incorporated by reference and made a part hereof, to clear the cloud on the title. The Church has also requested that the mineral reservations be released as shown on the letter attached hereto as Exhibit "C", incorporated by reference and made a part hereof; 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:

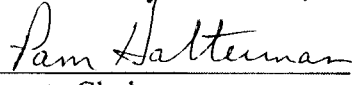
1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. The Board of County Commissioners hereby authorizes the Board Chair to execute said County Deed.
3. The Clerk of Circuit Court is hereby instructed to record the 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 21<sup>st</sup> day of June, 2011.

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

By:   
J. Ken Bryan, Chair

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

**RENDITION DATE** 6/24/11

# *The Holy Church of Zion*

4955 Bradley Street, Armstrong, FL 32033, 904-692-2226

Elder Jimmie Lee Lewis, Pastor

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February 1, 2011

Board of County Commissioners  
500 San Sebastian View  
St. Augustine, FL 32084

RE: Lots 28 thru 31 Block B Scotts Subdivision Armstrong

Dear Sir and Madam:

We respectfully request that the above described property be transferred to the Holy Church of Zion who is the current property owner. The property is listed on the County tax roll as County property in error. The property was transferred in 1946 to an individual; however, the property was never listed in the proper name.

The County Real Estate Division has researched and confirmed that the property should be listed in our name. If additional information is needed please let us know.

Thank you for your consideration to this request.

Sincerely,

Jimmie L. Lewis, Sr.  
Pastor

**Exhibit "B" to Resolution**

This Instrument Prepared By:  
Nanette Bradbury, Real Estate Coordinator  
St. Johns County Real Estate Division  
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 \_\_\_\_\_, 2011, 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 **THE HOLY CHURCH OF ZION, INC.**, a Florida non profit corporation, whose address is 4955 Bradley Street, Elkton FL 32033, 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 28 THROUGH 31, BLOCK B, SCOTTS SUBDIVISION ARMSTRONG AS RECORDED IN MAP BOOK 1 PAGE 180 OF THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.**

**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.

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: \_\_\_\_\_  
**J. Ken Bryan, 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 \_\_\_\_\_, 2011 by J. Ken Bryan, who is personally known to me.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

Exhibit "C" to Resolution

May 13, 2011

St. Johns County Board of County Commissioners  
500 San Sebastian View  
St. Augustine, Florida 32084

RE: Mineral Reservations

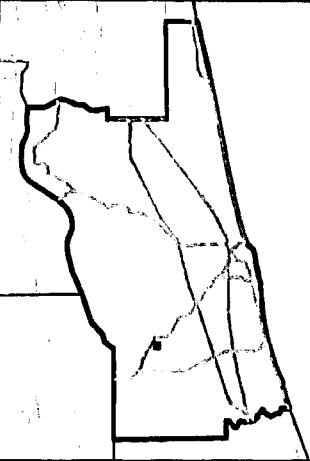
To Whom It May Concern:

Andrew Lewis of Holy Church or Zion respectfully request that the reserved interest of all phosphate, minerals, metals and petroleum, contained in the County Deed be released due to the fact that it creates a cloud on the title to the property.

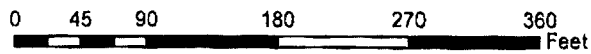
Thank you for your consideration of this request.

Sincerely,

Andrew Lewis  
Deacon



## County property to Church



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
May 5, 2011  
(904) 209-0788

**DISCLAIMER.**  
This map is for reference use  
only. Data provided are derived  
from multiple sources with  
varying levels of accuracy.