

RESOLUTION NO. 2012- 198

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM THE ST. JOE COMPANY TO ST. JOHNS COUNTY CONVEYING CERTAIN STRIPS OF LAND ALONG LEO MAGUIRE PARKWAY.

RECITALS

WHEREAS, The St. Joe Company, a Florida corporation, ("St. Joe") has executed and presented to St. Johns County ("County") a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying certain strips of land along Leo Maguire Parkway ("Parkway"); and

WHEREAS, St. Joe reserved certain land for the right-of-way of the Parkway during the development of St. Johns Golf and Country Club; and

WHEREAS, said strips are part of the land reserved but were not included in the portion dedicated to the County by plat; and

WHEREAS, it is in the best interest of the County to accept the Special Warranty Deed and include the strips as part of the right-of-way.

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 accepts the Special Warranty Deed, attached hereto.

Section 3. The Clerk is instructed to record the Special Warranty Deed in the public records of St. Johns County, Florida,

Section 4. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners this 7 day of August, 2012.

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

By: *Mark P. Miner*
Mark P. Miner, Chair

ATTEST: Cheryl Strickland, Clerk
By: *Pam Halterman*
Deputy Clerk

RENDITION DATE 8/9/12



Exhibit "A" to Resolution

PREPARED BY AND RETURN TO:
Christine McClure
The St. Joe Company
133 S. WaterSound Parkway
WaterSound, FL 32413

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3rd day of May, 2012, by **THE ST. JOE COMPANY**, a Florida corporation ("Grantor") having an address of 133 S. WaterSound Parkway, WaterSound, FL 32413 to **ST. JOHNS COUNTY**, a municipal corporation created and existing under the laws of the State of Florida ("Grantee"), having an address of 500 San Sebastian View, St. Augustine, Florida 32084.

WITNESSETH, that Grantor, for and in consideration of the sum of One Dollar and other valuable consideration, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee its successors and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida (the "Property"), more particularly described on Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO: taxes for 2012 and subsequent years all covenants, easements, conditions and restrictions of record; and zoning and regulatory ordinances of government agencies which affect the Property.

GRANTOR does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns, and not otherwise, and title has been conveyed subject to all covenants, conditions, restrictions, easements and other matters as set forth in this Special Warranty Deed.

IN WITNESS WHEREOF, Grantor has caused these presents to be duly executed in its corporate name by its undersigned manager and officer thereunto lawfully authorized the day and year first above written.

WITNESS:

Janet P. Green
(1st Witness Signature)

JANET P. GREEN
(Print Name)

Christine Martin
(2nd Witness Signature)

Christine Martin
(Print Name)

THE ST. JOE COMPANY,
a Florida corporation

By: *Patrick Blenvenue*
Name: Patrick Blenvenue
Its: Executive Vice President

STATE OF FLORIDA
COUNTY OF WALTON

The foregoing instrument was acknowledged before me this 3rd day of May, 2012, by Patrick Blenvenue as Exec VP of The St. Joe Company who is personally known to me.

Christine Martin
Notary Public Signature

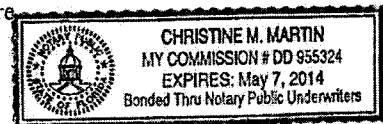


EXHIBIT "A"
Legal Description

Tax ID #026430 0020

A parcel of land being a portion of Sections 29 and 41, Township 5 South, Range 28 East, St. Johns County, Florida, said parcel being more particularly described as follows:

For a Point of Commencement, commence at the most Westerly corner of Tract "O" (Wetlands), St. Johns Golf & Country Club Unit One, as recorded in Map Book 40, Pages 39 through 71, inclusive, of the Public Records of said St. Johns County, Florida; thence North 63°38'55" West, along and with the most Northerly line of a "Proposed 120 foot Leo Maguire Easement", as recorded in Official Records Book 1547, Page 1848 and the Northwesterly extension thereof, a distance of 105.01 feet to the Point of Beginning; thence North 63°38'18" West, a distance of 24.95 feet to a point on an Easterly line of those lands as described and recorded in Official Records Book 1732, Page 1133 AND also recorded in Official Records Book 1718, Page 1747 of said Public Records; thence along and with said Easterly line the following Two Courses and Distances: Course Number One: North 26°21'05" East, a distance of 429.59 feet to the point of curvature of a curve being concave Southeasterly; Course Number Two: along and around the arc of a curve to the right, having a radius of 1740.00 feet, a distance of 12.04 feet to the most Easterly corner of last said lands, said arc being subtended by a chord bearing and distance of North 26°32'58" East, a distance of 12.04 feet; thence North 58°30'08" West, leaving said curve and running along and with a Northerly line of last said lands, a distance of 19.75 feet to a point on said northerly line; thence North 85°10'50" East, leaving said Northerly line, a distance of 18.53 feet to a point ; thence North 56°53'11" East, a distance of 16.16 feet to a point ; thence North 34°35'25" East, a distance of 25.03 feet to a point ; thence South 58°48'23" East, a distance of 30.34 feet to a point on a curve being concave Southeasterly; thence along and around the arc of a curve to the left, having a radius of 2265.00 feet, a distance of 154.06 feet to the point of tangency, said arc being subtended by a chord bearing and distance of South 29°14'42" West, a distance of 154.03 feet; thence South 27°17'47" West, a distance of 335.33 feet to the POINT OF BEGINNING.

TOGETHER WITH:

Tax ID #026440 0020

Part of Southerly 1700 feet and part of Easterly 3700 feet lying North of Leo Maguire Road, EXCEPT parts of Parcels A and B, Official Records Book 1478, Page 1189, part platted as St. Johns Golf & Country Club, Unit 4, Phase 3-B, part platted as St. Johns Golf & Country Club Unit 4, Phase 4, and part of Parcel B Glen St. Johns CDD in Official Records Book 2749, Page 1061.

TOGETHER WITH:

Tax ID #026440 0120

Part of Sections 20, 29, and 41, St. Johns County, known as Leo Maguire Road Parcel C, EXCEPT part platted in St. Johns Golf & Country Club Unit 1, and part of Parcel B Glen St. Johns CDD in Official Records Book 2749, Page 1061.