

RESOLUTION NO. 2014- 69

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FROM MATTAMY (JACKSONVILLE) PARTNERSHIP TO ST. JOHNS COUNTY CONVEYING TRACT M-1 RESERVED FOR FUTURE RIGHT-OF-WAY IN THE WORTHINGTON RECORDED PLAT.

RECITALS

WHEREAS, Mattamy (Jacksonville) Partnership, a Florida general partnership, has executed and presented to St. Johns County a Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, said deed conveys Tract M-1 that is part of the recorded plat of Worthington Subdivision and reserved for future right-of-way for Fever Hammock Drive to connect to the adjacent land if subdivided; and

WHEREAS, the developer of the adjacent land has submitted subdivision plans that shows an extension to Fever Hammock Drive; and

WHEREAS, acceptance of this deed is in the best interest of St. Johns County as it allows interconnectivity between the two subdivisions.

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 Warranty Deed for the purposes mentioned above.

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

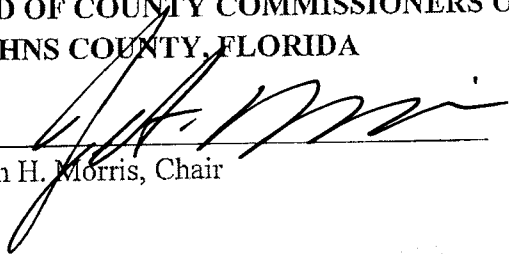
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners this 18 day of March, 2014.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: _____

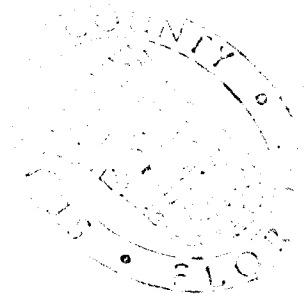
John H. Morris, Chair



ATTEST: Cheryl Strickland, Clerk

By: _____

Deputy Clerk



RENDITION DATE 3/20/14

This instrument prepared by
and should be returned to:

Jennifer S. Tobin, Esquire
SHUTTS & BOWEN LLP
300 South Orange Avenue, Suite 1000
Orlando, Florida 32801

WARRANTY DEED

THIS WARRANTY DEED made and executed this 14 day of January, 2014, by **MATTAMY (JACKSONVILLE) PARTNERSHIP**, a Florida general partnership (hereinafter referred to as the "Grantor"), whose address is 400 Park Avenue South, Suite 220, Winter Park, Florida 32789, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida (hereinafter referred to as the "Grantee"). 500 San Sebastian View, St. Augustine, Florida 32084

(Whenever used herein, the terms "Grantor and "Grantee" shall be deemed to include the parties to this Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. This singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in St. Johns County, Florida, to-wit:

The real estate described on **Exhibit "A"** attached hereto and incorporated herein by reference, together with all improvements located thereon, fixtures therein contained or affixed and all appurtenances, easements and hereditaments thereto belonging (the "Property").

TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND the Grantor does hereby covenant and warrant that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; the Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whatsoever; and that the Property is free and clear of all encumbrances except taxes and assessments for the year 2013 and subsequent years and easements, covenants, conditions and restrictions of record, the reference to which shall not reimpose same.

IN WITNESS WHEREOF, the said Grantor has hereunto set his hand and seal the day and year first above written.

“GRANTOR”

**MATTAMY (JACKSONVILLE)
PARTNERSHIP**, a Florida general partnership

By: Calben (Florida) Corporation,
a Florida corporation, its General Partner

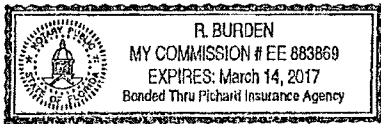
R. Burden
Print Name: R. Burden

By: [Signature]
Linda Petrock, Vice President

[Signature]
Print Name: Christie Windsor

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 14 day of January, 2014 by Linda Petrock, as Vice President of Calben (Florida) Corporation, a Florida corporation, the General Partner of **MATTAMY (JACKSONVILLE) PARTNERSHIP**, a Florida general partnership, on behalf of the partnership. She is personally known to me or has produced _____ as identification.



R. Burden
(Signature of Notary Public)

R. Burden
(Name of Notary Public)

NOTARY PUBLIC, STATE OF FLORIDA

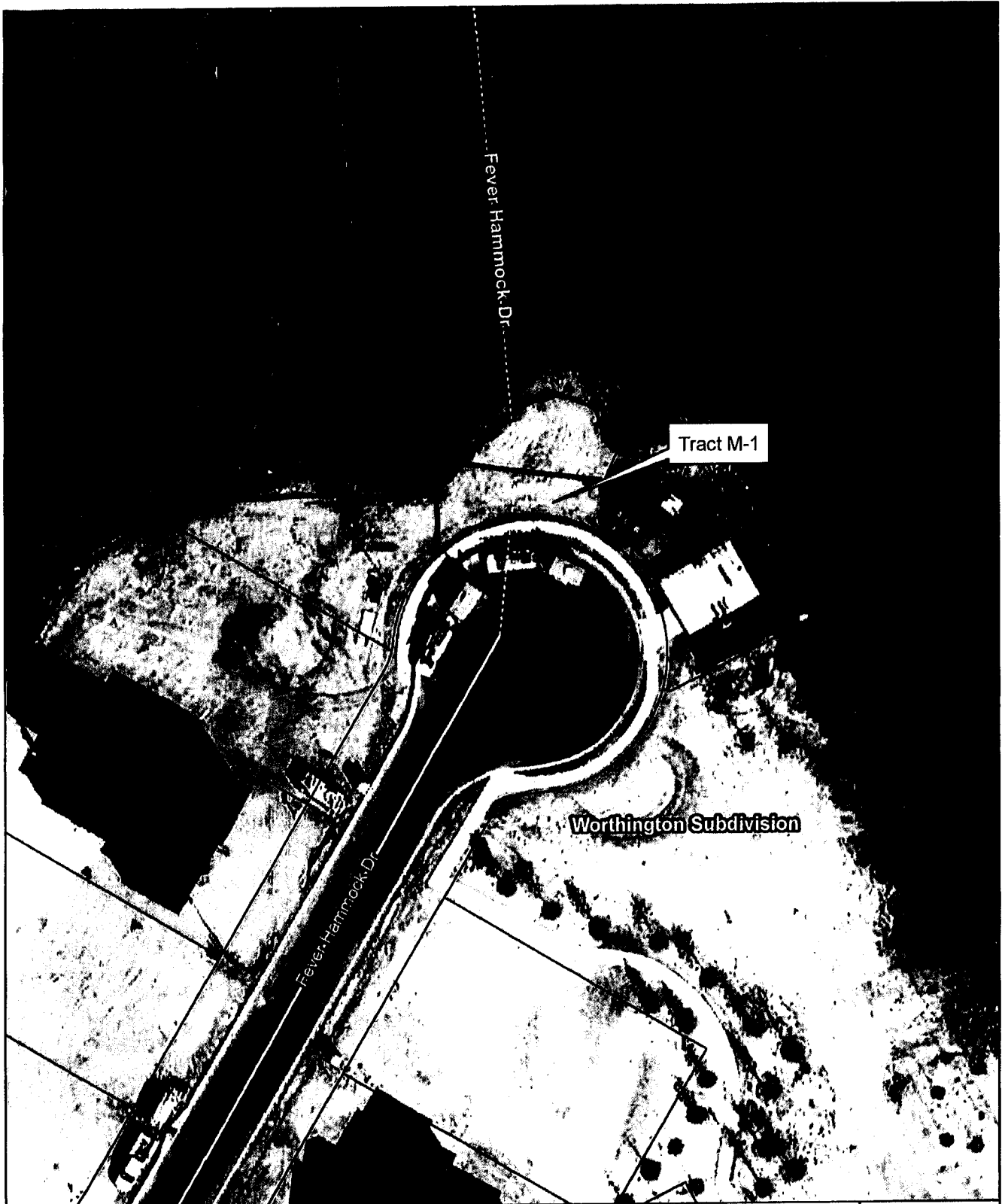
Commission No.: _____

My Commission Expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

Tract M-1, Plat at Worthington, according to the plat thereof, as recorded in Map Book 67, Page 92, in the Public Records of St. Johns County, Florida.



2013 Aerial Imagery

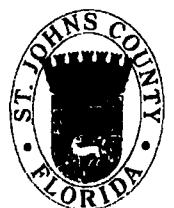
May 24, 2013

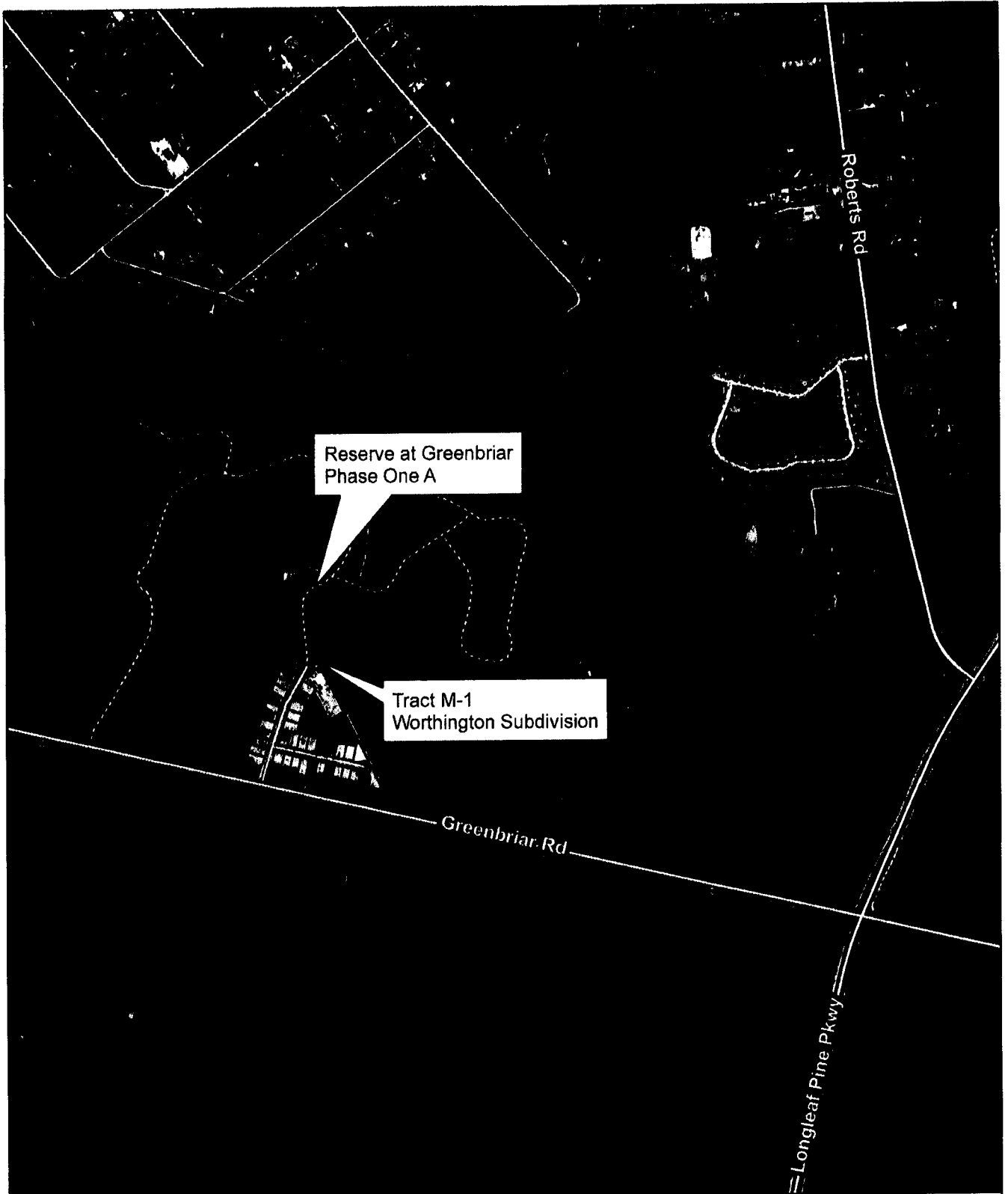
Tract M-1 Worthington
Subdivision
Future Right-of-Way

Fever Hammock Drive

Land Management
Systems
Real Estate
Division
(904) 209-0762

Disclaimer:
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Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
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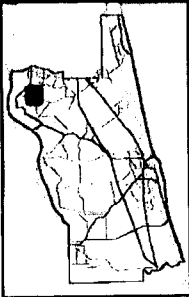
Reserve at Greenbriar
Phase One A

Tract M-1
Worthington Subdivision

Roberts Rd

Greenbriar Rd

Longleaf Pine Pkwy



2013 Aerial Imagery
0 500 1,000
Feet
May 24, 2013

**Tract M-1 Worthington
Subdivision
Future Right-of-Way**

Fever Hammock Drive

Land Management
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