

RESOLUTION NO. 2015- 216

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR CONVEYANCE OF A TEN ACRE PARK SITE LOCATED WITHIN ASHFORD MILLS DRI PURSUANT TO THE TERMS OF THE AMENDED AND RESTATED DEVELOPMENT ORDER.

WHEREAS, WFC Ashford Mills Owner VII, LLC, a Delaware limited liability company, has executed and presented a Special Warranty Deed for a ten acre park site located within Ashford Mills and more particularly described in Exhibit "A," attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, the donation of the property for the park site is required by the Amended and Restated Development Order of the Ashford Mills DRI approved by Resolution 2014-241; and

WHEREAS, it is in the best interest of the County to accept this Special Warranty Deed for the enjoyment of the citizens in the area.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions 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. Upon acceptance of this Resolution by the Board of County Commissioners, the Special Warranty Deed is hereby accepted.

Section 3. To the extent that there are typographical, scrivener, 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.

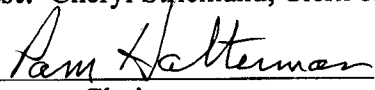
Section 4. The Clerk of Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 4th day of August, 2015.

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

By: 
Priscilla L. Bennett, Chair

Attest: Cheryl Strickland, Clerk of Court

By: 
Deputy Clerk

RENDITION DATE 8/6/15

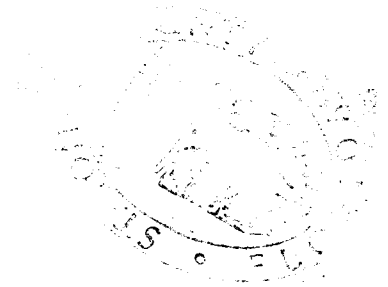


Exhibit "A" to Resolution

Prepared By/Record and Return To:
Ellen Avery Smith, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

Portion of RE Parcel LD. No. _____

SPECIAL WARRANTY DEED

(Ashford Mills/Park)

THIS INDENTURE is made as of the 19th day of June, 2015, by and between **WFC ASHFORD MILLS OWNER VII, L.L.C.**, a Delaware limited liability company, whose address is 500 Boylston Street, Suite 2010, Boston, Massachusetts 02116 ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose post office address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantee**").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) to it in hand paid by the said Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed and by these presents does hereby grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever that certain land (the "**Land**") situated in St. Johns County, Florida, and more particularly described on **Exhibit "A"** attached hereto and by this reference made a part hereof, together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "**Property**"), subject to the permitted encumbrances set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof (the "**Permitted Encumbrances**"), reference to which shall not operate to reimpose the same:

To have and to hold the Property in fee simple forever.

Except for the Permitted Encumbrances, the said Grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but against none other.

{Signatures on following page}

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the presence of:

WFC ASHFORD MILLS OWNER VII, L.L.C., a Delaware limited liability company

[Signature]
Name: Sean Maloney

By: [Signature]
Name: Jesse R Baker
Title: Authorized Representative

[Signature]
Name: KATHERINE ROWE

STATE OF Massachusetts
COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this 19th day of June, 2015, by Jesse R. Baker, the Authorized Representative of WFC ASHFORD MILLS OWNER VII, L.L.C., a Delaware limited liability company, on behalf of the company. (He) (She) (check one) is personally known to me or has produced a valid _____ driver's license as identification.

[Signature]
Notary Public, State and County aforesaid
Name: _____
Commission Expires: _____
My Commission Number is: _____


 **KIERSTEN P. JESTER**
Notary Public
Commonwealth of Massachusetts
My Commission Expires
April 7, 2017

EXHIBIT "A" to Special Warranty Deed
Legal Description

PARK SITE

A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

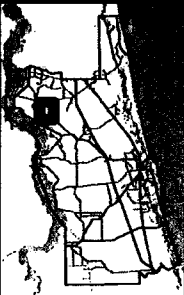
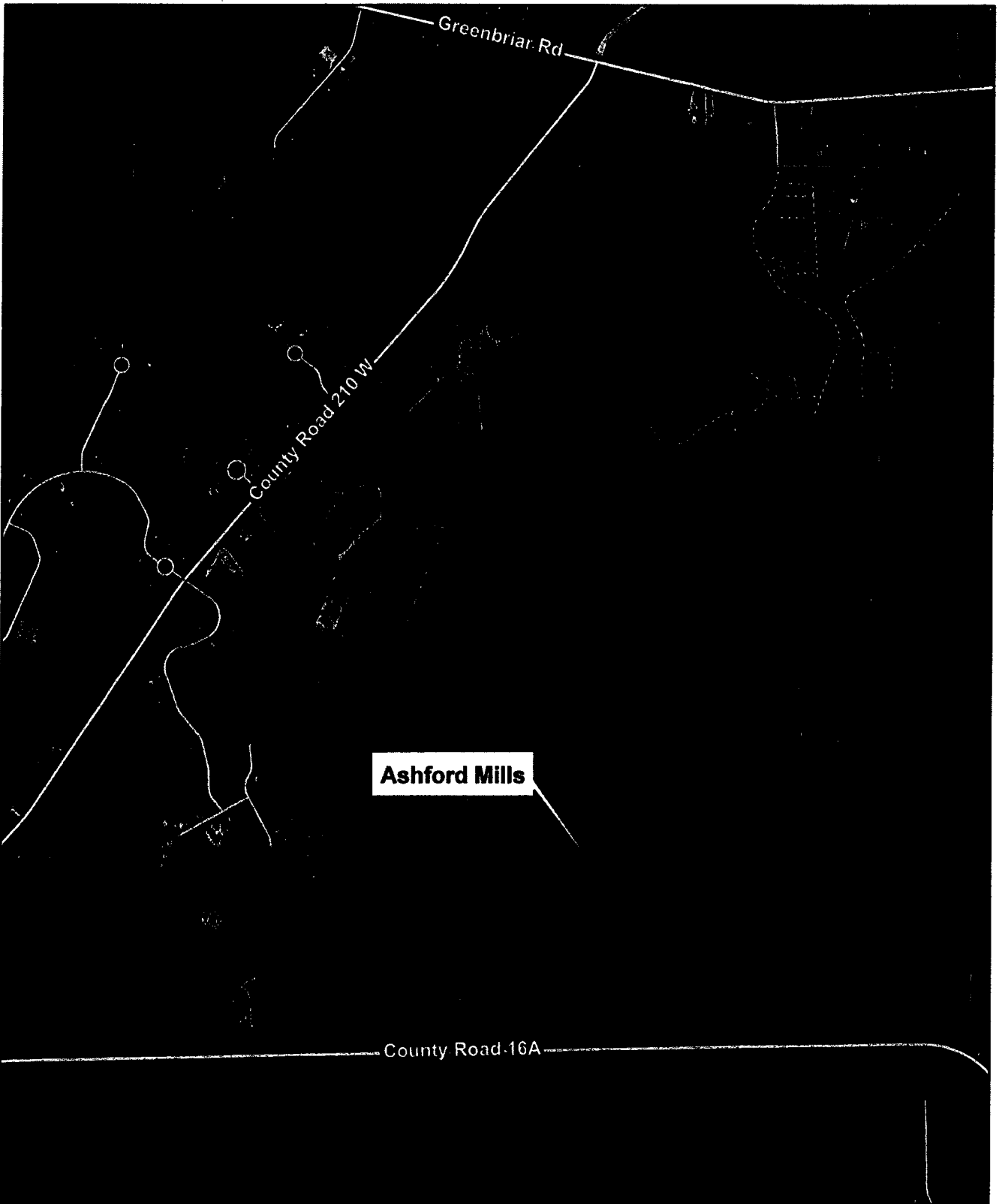
COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, WITH THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 02°49'00" WEST, ALONG SAID EASTERLY LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, ALSO BEING THE WESTERLY LINE OF SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, AND ALONG THE EASTERLY LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, ALSO BEING THE WESTERLY LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, A DISTANCE OF 1740.55 FEET; THENCE NORTH 87°11'00" EAST, 60.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 02°49'00" WEST, 121.59 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET, AN ARC DISTANCE OF 698.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°12'16" EAST, 643.07 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 77°13'32" EAST, 460.35 FEET; THENCE SOUTH 12°46'28" EAST, 28.86 FEET; THENCE SOUTH 05°10'17" WEST, 28.24 FEET; THENCE SOUTH 14°12'12" WEST, 57.53 FEET; THENCE SOUTH 40°36'44" EAST, 25.35 FEET; THENCE SOUTH 26°20'36" EAST, 25.67 FEET; THENCE SOUTH 12°33'52" WEST, 45.90 FEET; THENCE SOUTH 50°59'24" WEST, 40.24 FEET; THENCE SOUTH 04°54'45" EAST, 27.17 FEET; THENCE SOUTH 37°00'46" WEST, 29.51 FEET; THENCE SOUTH 46°05'12" WEST, 56.19 FEET; THENCE SOUTH 27°12'10" WEST, 34.99 FEET; THENCE NORTH 75°41'53" WEST, 59.34 FEET; THENCE SOUTH 16°01'44" EAST, 19.62 FEET; THENCE SOUTH 44°26'41" WEST, 20.43 FEET; THENCE SOUTH 28°59'17" WEST, 32.49 FEET; THENCE SOUTH 22°05'52" EAST, 39.70 FEET; THENCE SOUTH 38°46'18" WEST, 28.90 FEET; THENCE SOUTH 14°31'19" EAST, 24.58 FEET; THENCE SOUTH 26°23'49" EAST, 27.15 FEET; THENCE SOUTH 03°16'43" WEST, 40.64 FEET; THENCE SOUTH 03°22'29" EAST, 41.67 FEET; THENCE SOUTH 48°26'50" EAST, 26.99 FEET; THENCE SOUTH 27°58'18" EAST, 18.20 FEET; THENCE SOUTH 76°51'38" EAST, 33.24 FEET; THENCE SOUTH 54°17'34" EAST, 62.23 FEET; THENCE SOUTH 16°28'47" EAST, 87.08 FEET; THENCE NORTH 53°41'19" WEST, 66.42 FEET; THENCE SOUTH 87°36'18" WEST, 752.82 FEET, TO THE POINT OF BEGINNING.

CONTAINING 10.00 ACRES, MORE OR LESS.

EXHIBIT "B" to Special Warranty Deed
Permitted Encumbrances

1. Taxes and assessments for the year 2015 and subsequent years which are not yet due and payable.
2. Easement granted to Florida Power & Light Company by instrument recorded in Official Records Book 2114, Page 1004, as subordinated by Subordination of Utility Interests recorded in Official Records Book 3910, Page 1836, both of the Public Records of St. Johns County, Florida.
3. Ashford Mills PUD shown in Ordinance No. 2006-119 as recorded in Official Records Book 2808, Page 1132, Major Modification recorded in Official Records Book 3929, Page 879, and Small Adjustment recorded in Official Records Book 3991, Page 1062, all of the Public Records of St. Johns County, Florida.
4. Development Order adopted by Resolution No. 2006-64 as set forth in Notice of Development Order recorded in Official Records Book 3056, Page 1430, and Resolution No. 2014-241 as shown in Amended and Restated Notice of Development Order recorded in Official Records Book 3951, Page 398, both of the Public Records of St. Johns County, Florida.
5. Final Judgment validating Trout Creek Community Development District Capital Improvement Revenue Bonds, as recorded in Official Records Book 3974, Page 1610, Public Records of St. Johns County, Florida.
6. Trout Creek Community Development District's Notice of Series 2015 Special Assessments recorded in Official Records Book 3993, Page 648, Public Records of St. Johns County, Florida.
7. Notice of Establishment of the Trout Creek Community Development District recorded in Official Records Book 3955, Page 1006, Public Records of St. Johns County, Florida.
8. Impact Fee Credit Agreement among the Board of County Commissioners of St. Johns County, Florida and WFC Ashford Mills Owner VII, L.L.C. recorded in Official Records Book 3973, Page 1539, Public Records of St. Johns County, Florida.
9. Declaration of Consent to Jurisdiction of Trout Creek Community Development District and to Imposition of Special Assessments ("Declaration") by WFC Ashford Mills Owner VII, L.L.C. as recorded in Official Records Book 3993, Page 640, Public Records of St. Johns County, Florida.
10. Ashford Mills School Proportionate Share Payment and School Siting Agreement between WFC Ashford Mills Owner VII, L.L.C. and the School Board of St. Johns County, Florida as recorded in Official Records Book 3994, Page 1449, Public Records of St. Johns County, Florida.

11. Collateral Assignment and Assumption of Development Rights by WFC Ashford Mills Owner VII, L.L.C., in favor of Trout Creek Community Development District, as recorded in Official Records Book 4002, Page 1275, Public Records of St. Johns County, Florida.




 2013 Aerial Imagery
 0000
 Feet
 June 24, 2015

**Ashford Mills
 Park dedication**

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

Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate
 Division disclaims all responsibility
 for the accuracy or completeness
 of the data shown hereon.

