

RESOLUTION NO. 2015- 379

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

RECITALS

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. All adjacent property owners were notified by certified mail and one other property owner submitted a bid for the property; and

WHEREAS, the winning bid from an adjoining property owner is attached hereto as Exhibit "A", incorporated by reference and made a part hereof. The property owner has offered \$3,500 for the property which is a fair value based on Property Appraiser values of a similar strips of property; and

WHEREAS, the property escheated to the County in 1945 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.

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. To the extent that there are typographical, scrivener 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.
4. 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 15th day of December, 2015.

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

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 12/17/15



Exhibit "A" to Resolution

Robert and Audrey Williams Lampkin
314 Delcris Court | Homewood, AL 35226
205.527.4554 | salah_@bellsouth.net

Sealed Bid Submittal Letter

November 2, 2015

**St. Johns County Real
Land Management Systems | Real Estate Division**
500 San Sebastian View
St. Augustine, FL 32084

ATTN: Nanette Bradbury

Dear Ms. Bradbury,

We are writing this letter to make a sealed bid of \$3,500 (three thousand-five hundred) for the following St. Johns County owned property in Armstrong, FL.

STRAP: 0339700001

Site Address: ARMSTRONG ROAD

Subdivision: Scott's

DOR Code: 8600

I look forward to hearing from the County Commissioners and thanks in advance for your help in this matter.

Sincerely,


Robert Lampkin


Audrey Williams Lampkin

Exhibit "B" to Resolution

This Instrument Prepared By:
Patrick McCormack
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 _____, 2015 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 **ROBERT J. LAMPKIN and AUDREY WILLIAMS LAMPKIN** whose address is 314 Delcris Court, Homewood AL 35226, 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:

ALL SOUTHWEST QUARTER OF THE NORTHEAST QUARTER IN SECTION 35, TOWNSHIP 8. SOUTH RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA. SAID PARCEL LOCATED SOUTHWEST OF ARMSTRONG ROAD AND LYING IMMEDIATELY SOUTHWEST OF BLOCK E AND LOT 28 BLOCK F, SCOTTS SUBDIVISION ARMSTRONG AS RECORDED IN MAP BOOK 1 PAGE 180 OF THE PUBLIC RECORDS OF SAID COUNTY, LESS AND EXCEPT THE FOLLOWING PARCELS OF LAND:

**PARCEL 034010-0000 – OFFICIAL RECORDS BOOK 2995 PAGE 1960
PARCEL 034000-0000 – DEED BOOK 155 PAGE 478
PARCEL 033980-0000 – OFFICIAL RECORDS BOOK 3679 PAGE 348
PARCEL 033990-0000 – OFFICIAL RECORDS BOOK 1599 PAGE 1681
AND THE TRIANGULAR PARCEL LYING ADJACENT TO LOTS 3 & 4 BLOCK F SAID SCOTTS SUBDIVISION, ALL OF SAID PUBLIC RECORDS.**

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: _____
Jeb. S. Smith, Chair

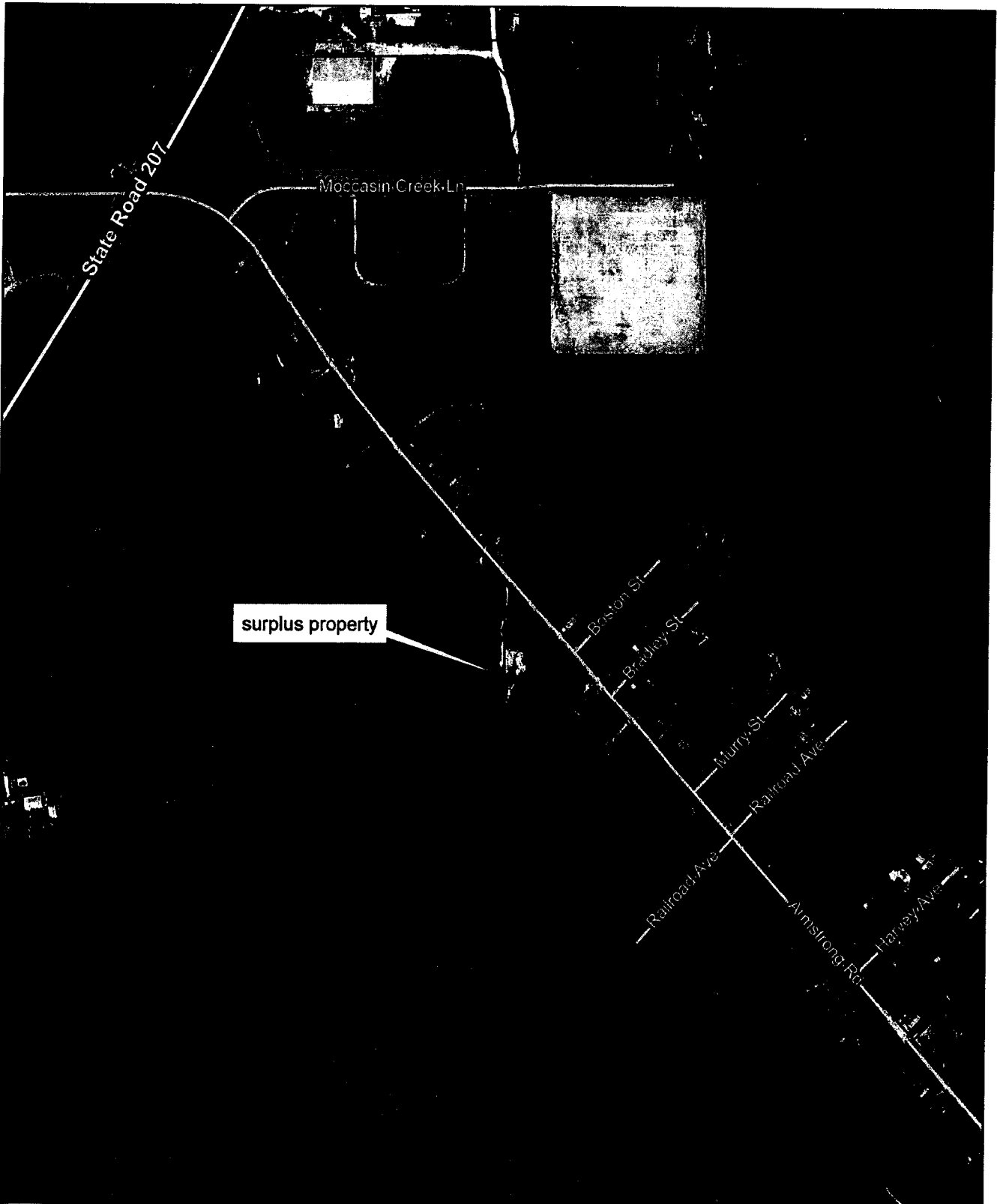
ATTEST: Hunter S. Conrad, Clerk

By: _____
Deputy Clerk

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by Jeb S. Smith, Chair who is personally known to me.

Notary Public State of Florida
My Commission Expires: _____



2013 Aerial Imagery

0 100200

Feet

November 18, 2015

Sale of Surplus County property

Land Management
Systems
Real Estate
Division
(904) 209-0788

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.

