

RESOLUTION NO. 2017- 302

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION SITE SERVING SEA VIEW SUBDIVISION LOCATED OFF A1A SOUTH.

RECITALS

WHEREAS, St. Augustine Sea View, LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to serve Sea View subdivision located off A1A South; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo 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:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

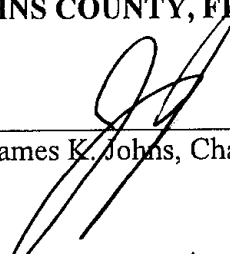
Section 2. The above described Special Warranty Deed, attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

Section 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.

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

PASSED AND ADOPTED this 3rd day of October, 2017.

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

By: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 10/5/17

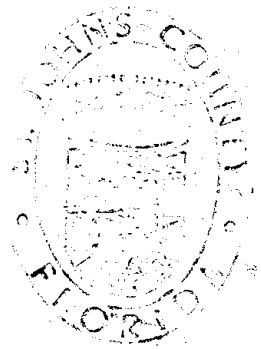


EXHIBIT "A" TO RESOLUTION

RETURN TO:
Larry Miller
St. Johns County Utility Dept.
1205 SR 16
St. Augustine, Florida 32084

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated effective June 6, 2017 is by and from **ST. AUGUSTINE SEA VIEW, LLC**, a Florida limited liability company whose address is 1102 A1A North, Ste. 102, Ponte Vedra Beach, Florida, 32082, hereinafter called **GRANTOR**, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors or assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other good and valuable consideration, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all its right, title and interest, if any, in that certain land situate in St. Johns County, Florida:

Tract "G" (Pump Station) OF SEA VIEW AS SHOWN ON THE PLAT THEREOF AND RECORDED IN MAPBOOK 84, PAGE 82 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2016; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
In the presence of:

"GRANTOR"
ST. AUGUSTINE SEA VIEW, LLC
A Florida limited liability company

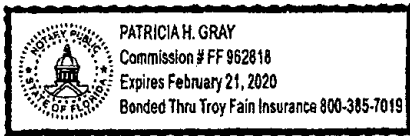
Matt McGarvey
Witness Name: Matt McGarvey

Patricia H Gray
Witness Name: Patricia H Gray

James N. McGarvey, Jr.
Name: James N. McGarvey, Jr.
Title: President, Sea View 100 Percent, LLC,
Its: Manager
Address: 1102 A1A North, Ste. 102
Ponte Vedra Beach, FL 32082

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 6 day of June, 2017 by James N. McGarvey, Jr., the President of Sea View 100 Percent, LLC, manager, St. Augustine Sea View, LLC. He is personally known to me or has produced _____ as identification.



Patricia H Gray
Notary Name: Patricia H Gray
Notary Public, State of Florida
Commission No: _____
My commission expires: _____
(Notary Seal)



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Sea View (Peppertree PUD)
DATE: June 19, 2017

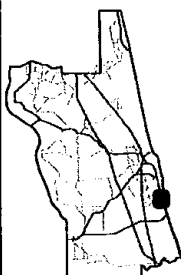
Please present the Special Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Sea View (Peppertree PUD).

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Property



2013 Aerial Imagery
 0 250 500
 Feet
 August 14, 2017

Special Warranty Deed
Sea View PUD

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764

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.

