

RESOLUTION NO. 2019- 428

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER SYSTEM TO SERVE MR. MOW IT ALL LOCATED OFF COUNTY ROAD 208.

RECITALS

WHEREAS, Rangnow Holdings, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit "A" incorporated by reference and made a part hereof, conveying all personal property associated with the water system to serve Mr. Mow It All located off County Road 208; and

WHEREAS, Grade One Site & Utility, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Mr. Mow It All, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", 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.

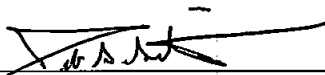
Section 2. The above described Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 Court is instructed to record the original Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 3 day of December, 2019.

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

By: 
Jeb S. Smith, Chair

ATTEST: Huater S. Conrad, Clerk

RENDITION DATE 12/5/19


Deputy Clerk

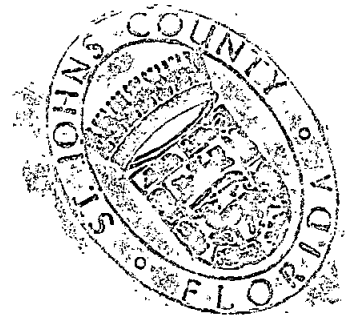


Exhibit "A" to Resolution



BILL OF SALE
UTILITY IMPROVEMENTS
for

(MR MOW IT ALL)

(Rangnow Holdings, LLC), (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR (MR MOW IT ALL)"

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 31 of Aug. 2019

WITNESS:

Carman Boese
Witness Signature

Carman Boese
Print Witness Name

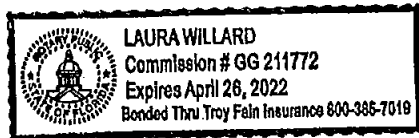
OWNER:

Lisa Rangnow
Owner's Signature

Lisa Rangnow
Print Owner's Name

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 31 day of August, 2019, by Lisa Rangnow who is personally known to me or has produced Florida Driver's License as identification.



Laura Willard
Notary Public



Exhibit "A" to Bill of Sale
St. Johns County Utility Department
 Asset Management
 Schedule of Values.

Project Name: MR. MOW CT ALL
 Contractor: FRANK GREEN
 Developer: FRANK GREEN RAINBOW HOLDINGS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" TAPPING SW & VALVE	Ea	1	\$ 2400.00	\$ 2400.00
	Ea		\$ -	\$ -
2" TAPPING SW & VALVE	Ea	1	\$ 900.00	\$ 900.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
	Ea		\$ 5900.00	\$ 5900.00
5 1/2" PLUG F/AVD.		1	\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
	Ea		\$ -	\$ -
2" POLY SERVICE & MTS BOX	Ea	1	\$ 410.00	\$ 410.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost			\$	\$ 9,610.00

Exhibit "B" to Resolution

FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS



The undersigned lienor, in consideration of the sum Nine Thousand, Six Hundred Ten Dollars, hereby waives and releases its lien and right to claim a lien for water and sewer, labor, services or materials furnished through 2/7/2019 to Rangnow Holdings LLC. to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR MR MOW IT ALL”

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this ___ of ___.

WITNESS:

A. Blum
Witness Signature

Hendra Budsworth
Print Witness Name

OWNER:

Charles Pace
Lienor's Signature

CHARLES PACE
Print Lienor's Name

State of _____
County of _____

The foregoing instrument was acknowledged before me this 8 day of February, 2019 by Charles Pace who is personally known to me or has produced Driver's License as identification.

Misty Flores
Notary Public

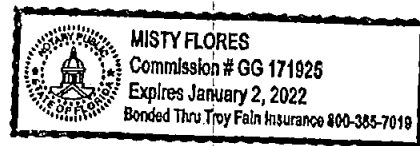




Exhibit "A" to Final Release of Lien
St. Johns County Utility Department
 Asset Management
 Schedule of Values.

Project Name: MR. MOW CT ALL
 Contractor: FRANK GREEN
 Developer: FRANK GREEN RAINBOW HOLDINGS LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" TAPPING SW & VALVE	Ea	1	\$ 2400.00	\$ 2400.00
	Ea		\$ -	\$ -
2" TAPPING SW & VALVE	Ea	1	\$ 900.00	\$ 900.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5 1/2" PAGER F/HVD.	Ea	1	\$ 5900.00	\$ 5900.00
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
	Ea		\$ -	\$ -
2" POLY SERVICE # MDS BOX	Ea	1	\$ 410.00	\$ 410.00
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 9,610.00



**WARRANTY
UTILITY IMPROVEMENTS**

Date: 2-6-19

Project Title: M.A. MOW UT ALL
St. Johns County, Florida

FROM: GRADE-ONE SITE UTILITY, INC.
P.O. BOX 2879
FLEMING ISLAND, FL. 32006

TO: St. Johns County Utility Department
Post Office Box 3006
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

GRADE-ONE SITE UTILITY, INC.

Contractor's Signature

Charles

Print Contractor's Name

State of FL
County of Clay

The foregoing instrument was acknowledged before me this 6 day of February, 2019, by Kendra Bludsworth who is personally known to me or has produced FL DL as identification.

K. Bludsworth
Notary Public

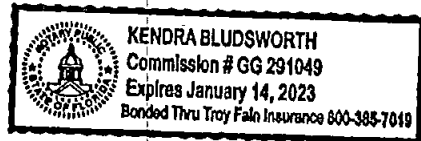




Exhibit "D" to Resolution

St. Johns County Board of County Commissioners

Utility Department

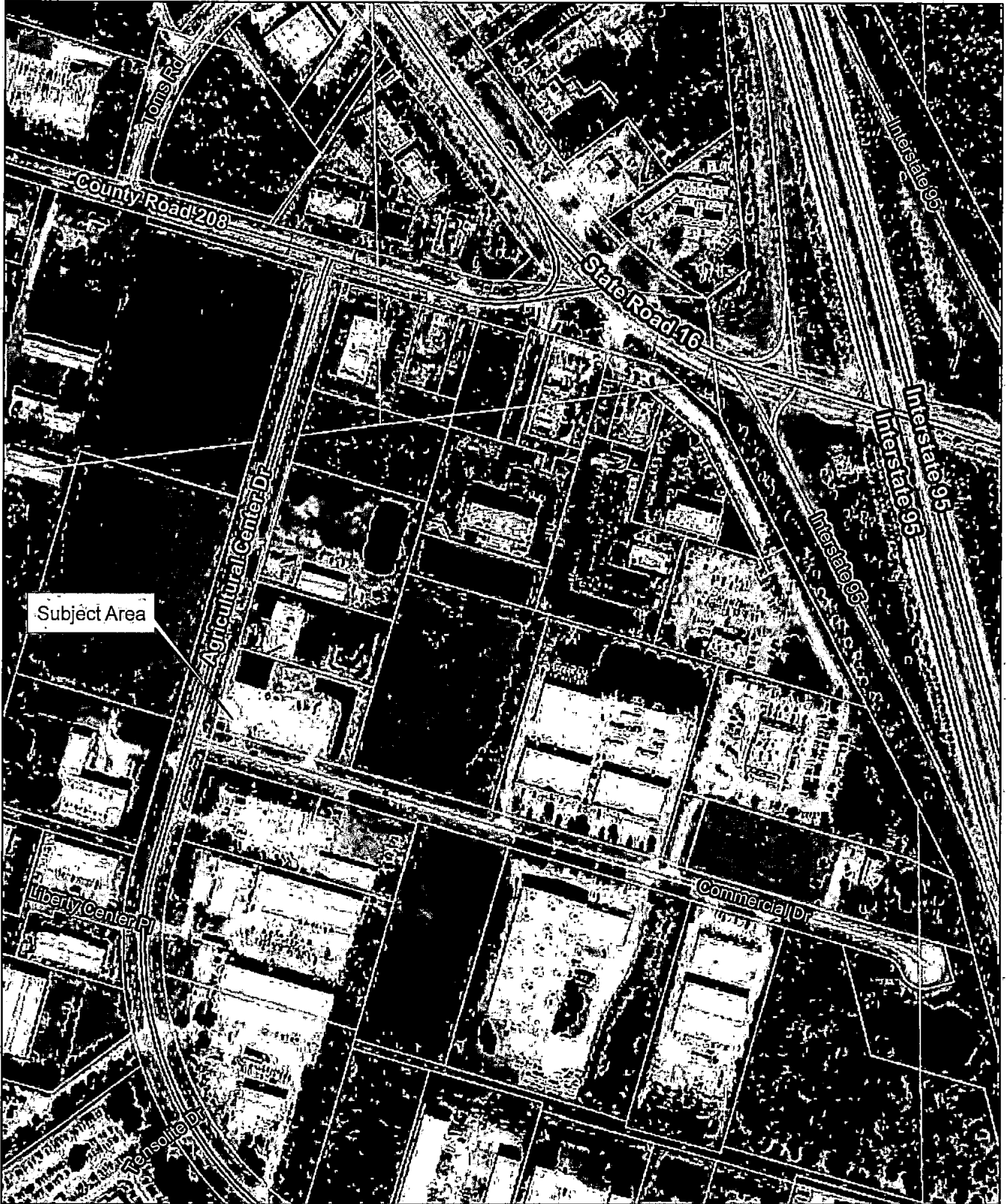
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Mr. Mow It All
DATE: October 21, 2019

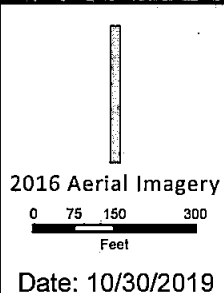
Please present the Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Mr. Mow It All.

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 Area



*Bill of Sale, Schedule
of Values, Final Release
of Lien, Warranty*

Mr. Mow It All

Land Management
Systems
Real Estate
Division
(904) 209-0782

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 herein.

