

RESOLUTION NO. 2025- 298

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR THE WATER SYSEYEM TO SERVE DAVIS INDUSTRIAL LOT 2.

RECITALS

WHEREAS, KRR, LLC., a Florida limited liability corporation, has executed and presented a Bill of Sale with Schedule of Values, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; conveying all personal property associated with the water, to serve Davis Industrial Lot 2; and

WHEREAS, The Malle Company, Inc., has executed a Final Release of Lien and Warranty for work associated with the water system to serve Davis Industrial Lot 2, attached hereto as Exhibits “B” and “C” incorporated by reference and made 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 Board of County Commissioners hereby accepts the Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

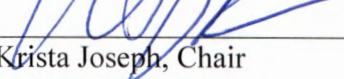
Section 3. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2nd day of September, 2025.

Rendition Date SEP 02 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk



ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Davis Industrial Lot 2

KRR, LLC

Owners Name and Address, (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 the project listed above. (Note: The description listed should match the description listed on the "Release of Lien")

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 9 of July, 2025.

WITNESS:

[Signature]
Witness Signature

Tammy Steel
Witness Print Name

OWNER:

[Signature]
Owner Signature

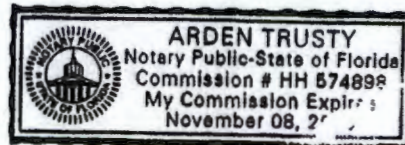
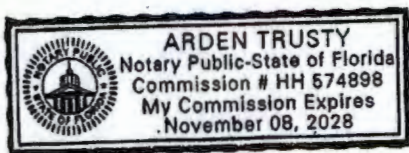
Kelly Raume
Owner Print Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 9 day of July, 2025, by Kelly Raume as owner for KRR, LLC

[Signature]
Notary Public
My Commission Expires: 11/08/2028

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Davis Ind. Drive Lot 2
Contractor:	The Malle Company
Developer:	

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
Wet Tap	LS	1	\$ 9,380.00	\$ 9,380.00
6" DR-18	LF	8	\$ 200.00	\$ 1,600.00
2" HDPE DR-9	LF	10	\$ 75.00	\$ 750.00
				\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Water Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 1,850.00	\$ 1,850.00
2" Gate Valve	Ea	1	\$ 750.00	\$ 750.00
	Ea		\$ -	\$ -

Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Sevices (Size and Type)				
1.5" Meter Assembly	Ea	1	\$ 1,950.00	\$ 1,950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

			Total Water System Cost	\$ 16,280.00
--	--	--	--------------------------------	---------------------

Exhibit "B" to the Resolution



ST. JOHNS COUNTY UTILITY DEPARTMENT
3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

\$16,280.00

The undersigned lienor, in consideration of the sum

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

07/09/2025 Date to KRR, LLC (Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Davis Industrial Lot 2
PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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 9 day of July, 2025.

WITNESS:
[Signature]
Witness Signature
Matthew Carl
Print Witness Name

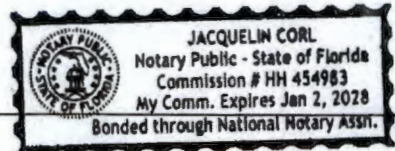
CONTRACTOR:
[Signature]
Lienor's Signature
Frank Malle
Print Lienor's Name

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9 day of July, 2025, by Frank Malle as lienor for The Malle Company, Inc

Jacquelin Corl
Notary Public
My Commission Expires: Jan 2, 2028

Personally Known or Produced Identification
Type of Identification Produced



ST. JOHNS COUNTY UTILITY DEPARTMENT

ASSET MANAGEMENT

SCHEDULE OF VALUES - WATER

Project Name:	Davis Ind. Drive Lot 2
Contractor:	The Malle Company
Developer:	

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
Wet Tap	LS	1	\$ 9,380.00	\$ 9,380.00
6" DR-18	LF	8	\$ 200.00	\$ 1,600.00
2" HDPE DR-9	LF	10	\$ 75.00	\$ 750.00
				\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -

Water Valves (Size and Type)				
6" Gate Valve	Ea	1	\$ 1,850.00	\$ 1,850.00
2" Gate Valve	Ea	1	\$ 750.00	\$ 750.00
	Ea		\$ -	\$ -

Hydrants Assembly (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

Sevices (Size and Type)				
1.5" Meter Assembly	Ea	1	\$ 1,950.00	\$ 1,950.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -

			Total Water System Cost	\$ 16,280.00
--	--	--	--------------------------------	---------------------

**ST. JOHNS COUNTY UTILITY DEPARTMENT
3E - CLOSEOUT - WARRANTY**

Date: May 6, 2025
Project Title: Davis Industrial Lot 2
FROM: The Malle Company, Inc.
Contractor's Name
Address: 576 Marquessa Circle
St. Johns, FL 32259

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:

Frank Malle
Print Contractor's Name

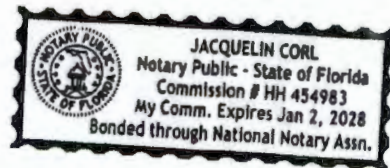
[Signature]
Contractor's Signature

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____
on-line notarization, this 6 day of May, 2025, by
Frank Malle as owner for
The Malle Company Inc.

Jacquelin Corl
Notary Public
My Commission Expires: Jan 2, 2028

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 22, 2025
SUBJECT: Davis Industrial Lot 2 (ASBULT 2025000071)

St. Johns County Utility Department has reviewed and approved the Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Davis Industrial Lot 2.

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

Northwood Dr

Greenger Ln

W Davis Industrial Dr

E Davis Industrial Dr



Imagery Date: 12/2024

Date: 7/29/2025

Davis Industrial Lot 2

Bill of Sale, Release of Lien & Warranty



Land Management Systems

Real Estate Division

(904) 209-0790

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.