

RESOLUTION NO. 88- 11

RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST.
JOHNS COUNTY, FLORIDA, THIS 26th DAY OF January
1988, THAT IT CONFIRMS THAT IT HAS ACCEPTED THE RECORDED
WARRENTY DEED O.R. 764 PG 1693 DATED THE 20TH DAY OF
NOVEMBER, 1987 FROM NEWCOURT, INC.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence J. Partley
CHAIRMAN

ATTEST: CARL "BUD" MARKEL, CLERK

BY: Lynn M. McDonald
DEPUTY CLERK

25.01

WARRANTY DEED (FROM CORPORATION)

RAMCO FORM 33

This Warranty Deed Made and executed the 20th day of November A. D. 1987 by NEWCOURT, INC.

a corporation existing under the laws of the State of Florida, and having its principal place of business at c/o 92 Charlotte Street, St. Augustine, Florida 32084 hereinafter called the grantor, to

ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA whose postoffice address is P.O. Drawer 349, St. Augustine, Florida 32085

hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in St. Johns County, Florida, viz:

Property as described on attached "SCHEDULE A" which description is made a part hereof by reference as though fully and completely set forth herein.

Documentary Tax Pd. \$ 437.80
\$ 0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns County By: arm D.C.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in any-wise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 1986.

(CORPORATE SEAL)

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

ATTEST: Charles L. Davis, Secretary

NEWCOURT, INC.

Signed, sealed and delivered in the presence of:

By: Arnold R. DeLorenzo, President

STATE OF FLORIDA COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ARNOLD R. DELORENZO, and CHARLES L. DAVIS,

well known to me to be the President and Secretary of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 20th day of November, A. D. 19 87

Notary Public, State of Florida at Large My commission expires: 8-31-91

This Instrument prepared by:

Address

Notary Public, State of Florida My Commission Expires Aug. 31, 1991

This instrument prepared by: Luanne R. Hickey for North Florida Title Company, P.O. Box 2186, St. Augustine, Florida as a necessary incident to the fulfillment of conditions in a title insurance commitment issued by it.

SCHEDULE "A"

A PART OF THE SOUTHEAST 1/4 OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE SOUTH 89° 39' 22" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 544.77 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 388, PAGE 195 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF BEGINNING; THENCE SOUTH 00° 03' 41" WEST ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 131.89 FEET TO A POINT ON THE PROPOSED SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD 312 (A 120 FOOT RIGHT-OF-WAY AT THIS POINT), SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 1849.86 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 209.83 FEET TO THE POINT OF TANGENCY OF SAID CURVE, MAKING A CENTRAL ANGLE OF 06° 29' 56" AND HAVING A CHORD BEARING OF NORTH 87° 05' 30" WEST AND A CHORD DISTANCE OF 209.71 FEET; THENCE CONTINUE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES: SOUTH 89° 39' 22" WEST, A DISTANCE OF 163.69 FEET; THENCE SOUTH 85° 50' 31" WEST, A DISTANCE OF 150.33 FEET; THENCE SOUTH 89° 39' 22" WEST, A DISTANCE OF 100.00 FEET; THENCE SOUTH 82° 31' 47" WEST, A DISTANCE OF 401.58 FEET TO A POINT ON THE EAST LINE OF THOSE LANDS OWNED BY JEROME G. KASS AND LORITTA SNYDER KASS; THENCE NORTH 02° 54' 46" WEST ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 180.00 FEET; THENCE NORTH 89° 39' 22" EAST ALONG SAID NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 25, A DISTANCE OF 1030.55 FEET TO THE POINT OF BEGINNING,

TOGETHER WITH all rights of access, light, air and view along property herein and the remaining lands of the seller.



FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1987 NOV 23 AM 9:59

Carl "Bud" Markel
CLERK OF CIRCUIT COURT