

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

WHEREAS, Dune's Golf Enterprises Corporation, Inc., a Florida Corporation and Cordele Properties, Inc., a Florida Corporation of the County of Duval, State of Florida as owner, has tendered a Warranty Deed, dated this 24th day of May, 1988 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the lands described therein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows;

Section 1. The above described Warranty Deed is hereby accepted by the Board of County Commissioners of St. Johns County, Florida.

Section 2. The clerk is instructed to file the Title Search and to record the Deed in the official records of St. Johns County at county expense.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 14th day of June 1988 .

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: Lawrence O. Stanley

Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: April M. McDonald
Deputy Clerk

This instrument was prepared by:
 W. E. GRISSETT, JR.
 110 Blackstone Building
 233 East Bay Street
 Jacksonville, Florida 32202

WARRANTY DEED

THIS INDENTURE, Made this May 24, 1988, **BETWEEN DUNE'S GOLF ENTERPRISES, INC.**, a Florida corporation and **CORDELE PROPERTIES, INC.**, a Florida corporation of the County of Duval, State of Florida, parties of the first part, and **ST. JOHNS COUNTY, FLORIDA**, whose address is c/o Clerk of Circuit Court, P. O. Drawer 300, St. Augustine, FL 32084, of the County of St. Johns, State of Florida, party of the second part,

WITNESSETH: That the said parties of the first part, for and in consideration of the sum of Ten and no/100 Dollars, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the party of the second part its successors and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

An undivided interest in and to the real property described as:

A parcel of land in Sections 18 and 19, Township 5 South, Range 28 East, St. Johns County, Florida described as follows:

Commence at the Northwest corner of said Section 19, thence North 90°00'00" East, assumed bearing, along the North line of said Section, 622.04 feet to the Point of Beginning; thence North 10°21'14" West, 112.42 feet; thence South 75°28'45" West, 396.02 feet; thence South 52°24'51" East, 520 feet to the Northerly right-of-way line of State Road NO. 210 (100' right-of-way); thence North 73°02'50" East along said Northerly right-of-way line 46.92 feet; thence North 10°21'14" West, 297.03 feet to the Point of Beginning.

The above described parcel of land contains 2.08 acres, more or less.

The parties of the first part reserve the right to Cordelle Properties, Inc. to approve all architectural and landscaping design in regard to the property conveyed herein. This right shall terminate seven (7) years from the date hereof.

And the parties of the first part do hereby specially warrant the title to the land, and will defend the same against the lawful

claims of all persons whomsoever, claiming by, through or under the party of the second part.

IN WITNESS WHEREOF, the parties of the first part have executed this instrument, the day and year first above written.

SIGNED AND SEALED IN OUR PRESENCE:

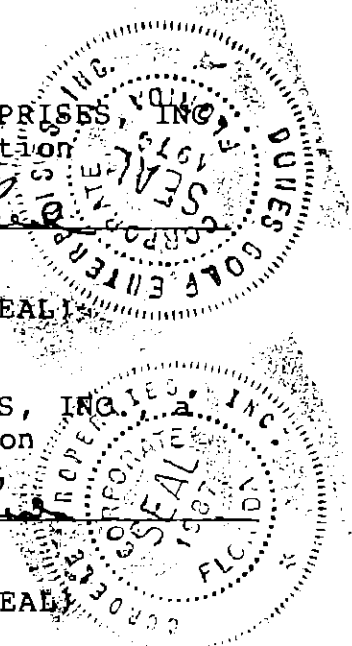
[Handwritten signature]

[Handwritten signature]

DUNE'S GOLF ENTERPRISES, INC.
a Florida corporation

By: *Claude B. Reed*
Its President

(CORPORATE SEAL)



CORDELE PROPERTIES, INC.
Florida corporation

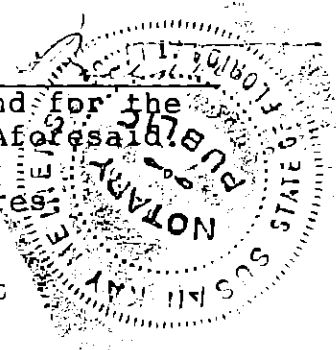
By: *Claude B. Reed*
Its President

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 26, 1988, by Claude B. Reed, President of Dune's Golf Enterprises, Inc., a Florida corporation and President of Cordele Properties, Inc., a Florida corporation, on behalf of each corporation.

Austin [Signature]
Notary Public in and for the
County and State of Florida
My Commission Expires _____
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Nov. 13, 1988



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

88 JUL -5 PM 3:23

Paul [Signature]
CLERK OF CIRCUIT COURT

DATE: June 2, 1988

TO: St. Johns County
Engineering Department
State Road 16-A
St. Augustine, Florida 32084

O & E SEARCH #15,203
P.O. #BD1-661

RE: Fire Station #17 at State Road 210

LEGAL DESCRIPTION: A parcel of land in Sections 18 and 19, Township 5 South, Range 28 East, St. Johns County, Florida being more particularly described by metes and bounds in EXHIBIT "A" attached hereto and made a part hereof.

A search of the public records as maintained in the Office of the Clerk of the Circuit Court and records as maintained in this office reveals the apparent record title holder to be Dune's Golf Enterprises, Inc., by virtue of Special Warranty Deed dated April 15, 1988 and filed May 18, 1988 and recorded in Official Records Book 783, page 0026 of the public records of St. Johns County, Florida.


ENCUMBRANCES: EXCEPTING FROM THE GRANT, AND RESERVING unto the Grantor, it's successors and assigns forever all oil, natural gas and fugitive hydrocarbons lying 500 feet or more below the surface level of the property hereby conveyed, AND FURTHER RESERVING unto the Grantor, it's successors and assigns forever, the right to capture, extract and control any such subsurface oil, natural gas, or fugitive hydrocarbons, and to receive therefrom and therefor all proceeds, royalties, premiums, rents and bonuses as may from time to time be or become paid or payable; PROVIDED, HOWEVER, that such reserved rights to subsurface oil, natural gas and fugitive hydrocarbons do not include a concomitant right of surface entry for exploration, drilling or other entry by men or material upon the surface of the property hereby conveyed.

JUDGMENTS: None

TAXES: Taxes for the year 1987 are
Taxes on Parcel Account #1026400-0000 are assessed at \$1,505.88 (includes other than caption land).
Taxes on Parcel Account #1026430-0000 are assessed at \$1,536.36 (includes other than caption land).

PERIOD OF SEARCH: February 24, 1944 to May 19, 1988

IN FURNISHING THIS INFORMATION THE ST. JOHNS COUNTY TITLE & ABSTRACT COMPANY ASSUMES NO MONETARY LIABILITY. THE COMPANY DOES NOT UNDERTAKE TO GIVE OR EXPRESS ANY OPINION AS TO THE VALIDITY OR EFFECT OF THE INSTRUMENTS LISTED HEREIN.


Alfred C. Rodriguez
Examiner

ST. JOHNS COUNTY ABSTRACT COMPANY

EXHIBIT "A"

(S.J.C. FIRE STATION NO. 17)

A parcel of land in Sections 18 and 19, Township 5 South, Range 28 East, St. Johns County, Florida described as follows:

Commence at the Northwest corner of said Section 19, thence North 90 degrees 00 minutes 00 seconds East, assumed bearing, along the North line of said Section, 622.04 feet to the POINT OF BEGINNING; thence North 10 degrees 21 minutes 14 seconds West 112.42 feet; thence South 75 degrees 28 minutes 45 seconds West 396.02 feet; thence South 52 degrees 24 minutes 51 seconds East 520.00 feet to the Northerly right-of-way line of State Road No. 210 (100' right-of-way); thence North 73 degrees 02 minutes 50 seconds East along said Northerly right-of-way line 46.92 feet; thence North 10 degrees 21 minutes 14 seconds West 297.03 feet to the POINT OF BEGINNING.

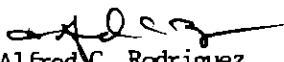
June 6, 1988

Continuation of O/E Search #15,203

TO: St. Johns County
Engineering Department
State Road 16-A
St. Augustine, Florida 32084

RE: Fire Station #17, at State Road 210

ENCUMBRANCES: An unrecorded option to purchase by and between Dune's Golf Enterprises, Inc, and Cordele Properties, Inc.


Alfred C. Rodriguez
Examiner

ST. JOHNS COUNTY ABSTRACT COMPANY

DIC#AM0001/4

1211-1

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated the 15th day of April 1988, is by and from RAYLAND COMPANY, INC., a Delaware corporation, hereinafter called the Grantor, and DUNE'S GOLF ENTERPRISES, INC., a Florida corporation, hereinafter called the Grantee, whose address is P.O. Box 8405, Jacksonville, Florida 32239. (When used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of \$10.00 and other valuable consideration, the 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 the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE.

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.

EXCEPTING FROM THIS GRANT, AND RESERVING unto the Grantor, its successors and assigns forever all oil, natural gas and fugitive hydrocarbons lying 500 feet or more below the surface level of the property hereby conveyed, AND FURTHER RESERVING unto the the Grantor, its successors and assigns forever, the right to capture, extract and control any such subsurface oil, natural gas, or fugitive hydrocarbons, and to receive therefrom and therefor all proceeds, royalties, premiums, rents and bonuses as may from time to time be or become paid or payable; PROVIDED, HOWEVER, that such reserved rights to subsurface oil, natural gas and fugitive hydrocarbons do not include a concomitant right of surface entry for exploration, drilling or other entry by men or material upon the surface of the property hereby conveyed.

THIS CONVEYANCE IS SUBJECT TO: Ad valorem property taxes accruing subsequent to December 31, 1988; easements, servitudes, covenants, restrictions and rights of way of record; current zoning ordinances; riparian rights, if any; the rights of the public or any governmental entity in and to any portion of the land lying below the ordinary mean high water line of any body of water; and outstanding mineral rights, if any.

PROVIDED, HOWEVER, that Grantee covenants and agrees for itself, its heirs, successors and assigns, that the lands conveyed hereby shall not be used for the purpose of a mobile-home park nor shall any mobile home or trailer be affixed to or parked upon the lands conveyed hereby, except for construction trailers temporarily placed upon the land during periods of active construction. This covenant shall be construed to be a covenant running with the title to the lands conveyed hereby, and shall expire upon the tenth anniversary of the date this document is recorded in the public records of St. Johns County, Florida. If Grantee or its heirs, successors and assigns shall violate this covenant, Grantor or its successors and assigns shall have the right to seek injunctive relief to prevent any violation thereof and shall be entitled to recover its costs of enforcement, including reasonable attorneys fees. 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.

Return to: W. E. Grissett, Jr., Esquire
110 Blackstone Building
233 East Bay Street
Jacksonville, FL 32202

63-45
6/3/88

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

RAYLAND COMPANY, INC.

Signed, sealed and delivered in the presence of:

Deanna Lellis
Christa Holloman

By: William J. [Signature]
Its: President

ATTEST: [Signature]
Its: Secretary

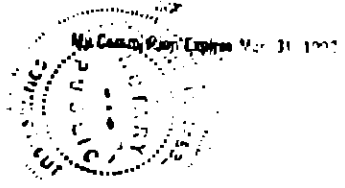
(CORPORATE SEAL)

STATE OF Connecticut
COUNTY OF Fairfield

The foregoing instrument was acknowledged before me this 15th day of April, 1988, by William J. [Signature], as President, and [Signature], as Secretary of RAYLAND COMPANY, INC., a Delaware corporation, on behalf of the corporation.

[Signature]
NOTARY PUBLIC, State of CT

My Commission Expires:



In Testimony Whereof I have hereunto set my hand and the seal of my office at [Location], this [Date] day of [Month], 19[Year].
[Signature]
Notary Public
ELECTED BY THE PEOPLE 11-11-88 32038

