

**RESOLUTION NO. 89-147**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA**

**WHEREAS,** Alfred O. Bonati, as owner has tendered a Warranty Deed dated June 15, 1989 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the lands described thereon.

**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. This acceptance shall not be deemed an acceptance requiring construction or maintenance on the subject property by the County.

Section 2. The Clerk or his Deputy is instructed to record the Warranty 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 11th day of July, 1989.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: 

Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

BY: 

Deputy Clerk

WARRANTY DEED

THIS INDENTURE, made this 15<sup>th</sup> day of June, 1989 A.D.,

Between ALFRED O. BONATI, a married man

GRANTOR,

and ST. JOHNS COUNTY, FLORIDA, a Political Subdivision of the State of Florida

whose address is: P.O. Drawer 349, St. Augustine, Florida 32085 GRANTEE.

WITNESSETH that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida whose parcel identification number is 162440-0000 to wit:

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

Subject to restrictions, reservations, easements and covenants of record, if any. This reference to restrictions shall not operate to reimpose same.

Documentary Tax Pd. \$247.50
\$0 Intangible Tax Pd.
Carl "Bud" Markel, Clerk St. Johns
County By: [Signature] D.C.

and the GRANTORS do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for the year 1989, and all subsequent years.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature] (Witness)

[Signature] ALFRED O. BONATI

[Signature] (Witness)

STATE OF
COUNTY OF

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared ALFRED O. BONATI

to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 15<sup>th</sup> day of June, 1989.

This Document Prepared By: LUANNE R. HICKEY NORTH FLORIDA TITLE COMPANY 1510 PONCE DE LEON BLVD., SUITE A ST. AUGUSTINE, FL 32084 0269\*89-1467SA

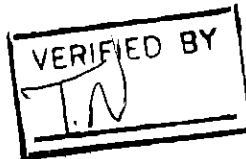
(SEAL) NOTARY PUBLIC My Commission Expires: [Signature] NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES MAY 29, 1991 BONDED THRU GENERAL INS. UND.

## SCHEDULE "A"

A Part of Government Lots 1 and 8, Section 31, Township 7 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows: For a Point of Reference commence at the Southeast corner of land described in Official Records Volume 656, page 1055 of the current Public Records of said county, thence South 00 degrees 27 minutes 00 seconds West, along the Westerly right-of-way line of U.S. 1 (a 200 foot right-of-way as now established) a distance of 954.92 feet to a point of intersection between the Westerly right-of-way of U.S. 1 and the proposed Northerly right-of-way of Lewis Point Road (a 100 foot right-of-way as proposed); thence South 89 degrees 37 minutes 07 seconds West, along said proposed Northerly right-of-way line, a distance of 609.18 feet to a point of curvature of a curve concave Northerly and having a radius of 2801.49 feet; thence along the arc of said curve, a distance of 273.05 feet, having a central angle of 05 degrees 35 minutes 04 seconds, and a chord bearing of North 87 degrees 35 minutes 21 seconds West, and a chord distance of 272.94 feet to the Point of Beginning; thence South 00 degrees 16 minutes 25 seconds West, a distance of 74.37 feet to a point on the Northerly right-of-way line of existing Lewis Point Road; thence North 81 degrees 16 minutes 55 seconds West along said existing Northerly right-of-way line, a distance of 286.00 feet to an angle point; thence continue along said existing Northerly right-of-way line, North 62 degrees 37 minutes 37 seconds West, a distance of 26.80 feet to a Point of Intersection of said existing Northerly right-of-way with the Easterly right-of-way line of Moultrie Road (a 66 foot right-of-way as now established); thence North 00 degrees 22 minutes 29 seconds East, along said Easterly right-of-way line, a distance of 53.73 feet; thence South 83 degrees 18 minutes 16 seconds East along said proposed Northerly right-of-way line, a distance of 235.52 feet to the Point of Curvature of a curve concave Northerly and having a radius of 2801.49 feet; thence along the arc of said curve, a distance of 72.98 feet, having a central angle of 01 degrees 29 minutes 33 seconds and having a chord bearing of South 84 degrees 03 minutes 03 seconds East, and a chord distance of 72.97 feet to the Point of Beginning.

and

A part of Government Lots 1 and 8, Section 31, Township 7 South, Range 30 East, St. Johns County, Florida being more particularly described as follows: For a point of reference commence at the Southeast corner of land described in Official Records Volume 656, page 1055 of the current Public Records of said county; thence South 00 degrees 27 minutes 00 seconds West, along the Westerly right-of-way line of U.S. 1 (a 200 foot right-of-way as now established), a distance of 954.92 feet to a point of intersection between the Westerly right-of-way of U.S. 1 and the proposed Northerly right-of-way of Lewis Point Road (a 100 foot right-of-way as proposed); thence South 89 degrees 37 minutes 07 seconds West along said proposed Northerly right-of-way line a distance of 609.18 feet to a Point of Curvature of a curve concave Northerly and having a radius of 2801.49 feet; thence along the arc of said curve a distance of 346.03 feet, having a central angle of 7 degrees 04 minutes 37 seconds and a chord bearing of North 86 degrees 50 minutes 34 seconds West and a chord distance of 345.81 feet to the P.T. of said curve; thence North 83 degrees 18 minutes 16 seconds West along the proposed Northerly right-of-way line, 223.52 feet to the Point of Beginning; thence continue North 83 degrees 18 minutes 16 seconds West, 12.00 feet to the existing Easterly right-of-way line of Moultrie Road (as now established for a 66 foot right-of-way line); thence North 00 degrees 22 minutes 29 seconds East along said East line, 30.79 feet; thence South 20 degrees 00 minutes 00 seconds East, 34.26 feet to the Point of Beginning.



LENGTH=66  
WIDTH=080  
COPIES=2

## FLORIDA DEPARTMENT OF REVENUE

RETURN FOR TRANSFERS OF INTEREST IN FLORIDA REAL PROPERTY

PART 1:

A. GRANTOR: ALFRED O. BONATI

Address:

B. GRANTEE: ST. JOHNS COUNTY, FLORIDA

Address: P.O. Drawer 349, St. Augustine, FL 32085

C. DESCRIPTION OF PROPERTY:

Part Govt Lots 1 & 8, Sec 31-7-30, St. Johns County, Florida.

D. DATE OF SALE: 06-15-89

TYPE OF DOCUMENT: Warranty Deed

E. RECORDED IN: St. Johns County

PART II:

TOTAL CONSIDERATION PAID OR TO BE PAID \$45,000.00

PART III:

FOR USE BY TAXPAYER IN DETERMINING CONSIDERATION NOT REQUIRED FOR FILING

- |   |    |
|---|----|
| 1. Cash or Down Payment   | \$ |
| 2. New or Existing Mortgages  | \$ |
| 3. Any Other Consideration  | \$ |
| 4. Total Consideration Paid or to be Paid   | \$ |
| 5. If taxable consideration is \$100 or less or if the transaction is exempt, please explain briefly. |    |

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true and complete return.

NORTH FLORIDA TITLE COMPANY

By: Lenna Gordon

June 23, 1989  
Date

To be completed by the Clerk of the Circuit Court's Office

File Number \_\_\_\_\_ or O.R. Book \_\_\_\_\_ Page \_\_\_\_\_ or

Clerk's Date Stamp \_\_\_\_\_ Date Recorded \_\_\_\_\_

APPLICATION NO.  
0269\*89-14675A

NORTH FLORIDA TITLE COMPANY  
ESCROW ACCOUNT  
P.O. BOX 2186  
ST. AUGUSTINE, FL 32085-2186

No. 003490  
3490  
DATE 06-23-89

BARNETT BANK  
ST. AUGUSTINE, FLORIDA  
63-55  
631

PAYEE \$ DOLLARS & 00 CENTS

\$258.00

TO THE  Clerk of the Circuit Court  
ORDER OF

⑈003490⑈ ⑈068100552⑈

⑈1041059848⑈

NORTH FLORIDA TITLE COMPANY

No. 003490

0269\*89-14675A

DEED RECORDING FEE  
STATE TAX STAMPS (DEED)

DATE

DESCRIPTION

AMOUNT

10.50  
247.50

Seller: ALFRED O. BONATTI

Buyer: ST. JOHNS COUNTY, FLORIDA