

RESOLUTION NO- 89- 163
RESOLUTION OF THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, RICHARD J. DAVIS and SHERRY C. DAVIS, his wife, as owners, has rendered a QUIT-CLAIM DEED dated June 27, 1989 to the Board of County Commissioners of St. Johns County, Florida conveying to the County the land 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 QUIT-CLAIM 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 is instructed to record the QUIT-CLAIM DEED in the official records of St. Johns County .

ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 8th day of August, 1989.

BOARD OF COUNTY COMMISSIONERS
of ST. JOHNS COUNTY, FLORIDA

BY: *Ray Walden*
Its Chairman

ATTESTED: Carl " Bud" Markel, Clerk

BY: *Carol Markel*
Deputy Clerk

This Quit-Claim Deed, Executed this 27th day of June, A. D. 1989, by Richard J. Davis and Sherry C. Davis, his wife, deeding their non homestead property

first party, to

St. Johns County, Florida a Political Subdivision of the State of Florida

whose postoffice address is PO Box 349, St, Augustine, FL 32085

second party:

(Wherever used herein the terms "first party" and "second party" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the said first party, for and in consideration of the sum of \$ _____ in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns State of Florida, to-wit:

SEE ATTACHED EXHIBIT A PARCEL 1, EXHIBIT B PARCEL 2, EXHIBIT C PARCEL 3

Documentary Tax Pd. \$.55

0 Intangible Tax Pd.

Card "Bud" Markel, Clerk St. Johns

County By: [Signature] D.C.

This instrument prepared by:
Richard J. Davis
504 17th St.
North Beach
St. Augustine, Fl. 32084

To Have and to Hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

In Witness Whereof, The said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in presence of:

[Signature: David F. Pault]

[Signature: R. J. Cass]

L.S.

[Signature: Peggy C. Dixon]

[Signature: Sherry C. Davis]

L.S.

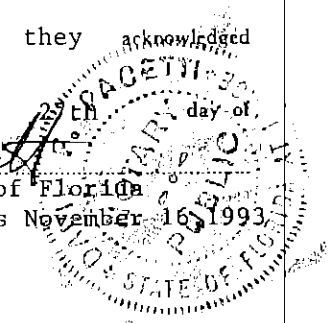
STATE OF FLORIDA,
COUNTY OF St. Johns

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Richard J. Davis & Sherry C. Davis

to me known to be the person 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
June A. D. 1989

[Signature: David F. Pault]
Notary Public State of Florida
My Commission expires November 16, 1993



This Instrument prepared by:
Address

PARCEL 1

EXHIBIT A

A 60 FOOT WIDE STRIP OF LAND IN GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 23, RUN N 00° 11' W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 (THE WEST LINE OF SAID SECTION LOT 3 BEING COINCIDENT WITH THE WEST LINE OF SAID SECTION 23), FOR A DISTANCE OF 1014.20 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN S 65° 02' 26"E, FOR A DISTANCE OF 241.02 FEET TO THE POINT OF BEGINNING OF THIS ROADWAY DESCRIPTION; THENCE CONTINUE S 65° 02' 26"E, FOR A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE AND BEARING N 65° 02' 26" W, FROM THE CENTER OF CIRCLE OF SAID CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 25° 08' 26", FOR A DISTANCE OF 17.55 FEET TO A POINT OF TANGENCY; THENCE RUN N 50° 06' E, FOR A DISTANCE OF 325.49 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE RUN N 22° 00' W, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, FOR A DISTANCE OF 63.05 FEET, MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 542, PAGE 879, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN S 50° 06' W, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 542, PAGE 879 PARCEL AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 344.87 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CURCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 25° 08' 26" FOR A DISTANCE OF 43.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2

EXHIBIT "B"

THE EAST 60 FEET OF : COMMENCE AT THE S.W. CORNER OF SECTION 23, BEING ALSO THE S.W. CORNER OF GOVERNMENT LOT 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. THENCE RUN N 00° 11' W. ALONG THE WEST LINE OF SAID SECTION 23 AND GOVERNMENT LOT 3, 550.91 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89° 49'E., 270 FEET; THENCE RUN N 00° 11' W., 317.92 FEET; THENCE BY CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET, RUN N 12° 23' 15" E., 17.41 FEET, BEING THE CORD BEARING AND DISTANCE; THENCE RUN N 65° 02' 30" W 301.02 FEET TO THE SOUTHERLY R/W OF THE FLORIDA EAST COAST RAILROAD; THENCE RUN S 06° 11'E, ALONG THE WEST LINE OF SAID SECTION 23, 463.71 FEET TO THE POINT OF BEGINNING.

A STRIP OF LAND IN LOT OR TRACT 13 OF THE PLAT OF F.N. HOLMES PROPERTY AS RECORDED IN MAP BOOK 2, PAGE 36, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT OR TRACT; THENCE SOUTH 21 DEGREES 50 MINUTES 30 SECONDS EAST, ON THE EAST LINE OF SAID LOT OR TRACT, 219.52 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED STRIP OF LAND; THENCE CONTINUING SOUTH 21 DEGREES 50 MINUTES 30 SECONDS EAST, ON THE EAST LINE OF LOT OR TRACT, 63.11 FEET; THENCE SOUTH 50 DEGREES 06 MINUTES WEST; PARALLEL WITH THE SOUTHEAST LINE OF THE FLORIDA EAST COAST RAILWAY RIGHT OF WAY, 2,740.38 FEET; THENCE NORTH 22 DEGREES 06 MINUTES WEST. ON THE WEST LINE OF SAID LOT OR TRACT AND THE EAST LINE OF GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 7 SOUTH RANGE 29 EAST, 63.05 FEET; THENCE NORTH 50 DEGREES 06 MINUTES EAST 2,740.56 FEET TO THE POINT OF BEGINNING.

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

89 AUG 31 PM 2:38

W. J. ...
CLERK OF DISTRICT COURT

FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN FLORIDA REAL PROPERTY

PART I

A. Grantor (Seller): Richard J. Davis & Sherry C. Davis
Individual/Agent Name Corporate Name (if applicable)
504 17th Street North Beach, At. Augustine, FL 32084 (904) 824-5856
Mailing Address City State Zip Code Phone No.

B. Grantee (Buyer): St. Johns County
Individual/Agent Name Corporate Name (if applicable)
4020 Lewis Speedway St. Augustine, FL 32085 (904) 824-8131
Mailing Address City State Zip Code Phone No.

C. Description of Property: / /
Lot No. Block No. Name of Subdivision
Northwood Drive Road Right of Way
Other Description (if applicable)

D. Date of Sale: August 8, 1989 Type of Document: Quit-Claim

E. Recorded in St. Johns County County(s).

PART II

Total Consideration Paid Or To Be Paid \$ -0-

PART III

FOR USE BY TAXPAYER IN DETERMINING CONSIDERATION NOT REQUIRED FOR FILING * (SEE REVERSE SIDE)	
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. _____ <u>Donation of Road Right of Way to St. Johns County</u>	

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.

Stuart Craig, Contracting Agent, St. Johns County 7/27/89
Signature of Grantor, Grantee or Grantee's Agent 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 _____		

SEND TO LOCAL DEPARTMENT OF REVENUE AREA OFFICE

Commitment To Insure

ALTA Commitment-1970 Rev.

F 442665



TITLE INSURANCE COMPANY OF MINNESOTA, a Minnesota corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor, all subject to the provisions of Schedule A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

IN WITNESS WHEREOF, Title Insurance Company of Minnesota has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A, to be valid when countersigned by a validating officer or other authorized signatory.

CONDITIONS AND STIPULATIONS


1. The term "mortgage", when used herein, shall include deed of trust, trust deed, or other security instrument.
2. If the proposed Insured has or acquires actual knowledge of any defect, lien, encumbrance, adverse claim or other matter affecting the estate or interest or mortgage thereon covered by this Commitment other than those shown in Schedule B hereof, and shall fail to disclose such knowledge to the Company in writing, the Company shall be relieved from liability for any loss or damage resulting from any act of reliance hereon to the extent the Company is prejudiced by failure of the proposed Insured to so disclose such knowledge. If the proposed Insured shall disclose such knowledge to the Company, or if the Company otherwise acquires actual knowledge of any such defect, lien, encumbrance, adverse claim or other matter, the Company at its option may amend Schedule B of this Commitment accordingly, but such amendment shall not relieve the Company from liability previously incurred pursuant to paragraph 3 of these Conditions and Stipulations.

3. Liability of the Company under this Commitment shall be only to the named proposed Insured and such parties included under the definition of Insured in the form of policy or policies committed for an only for actual loss incurred in reliance hereon in undertaking in good faith (a) to comply with the requirements hereof or (b) to eliminate exceptions shown in Schedule B, or (c) to acquire or create the estate or interest or mortgage thereon covered by this Commitment. In no event shall such liability exceed the amount stated in Schedule A for the policy or policies committed for and such liability is subject to the insuring provisions and the Conditions and Stipulations and the Exclusions from Coverage of the form of policy or policies committed for in favor of the proposed Insured which are hereby incorporated by reference and made a part of this Commitment except as expressly modified herein.

4. Any action or actions or rights of action that the proposed Insured may have or may bring against the Company arising out of the status of the title to the estate or interest or the status of the mortgage thereon covered by this Commitment must be based on and are subject to the provisions of this Commitment.

NOTE: The policy committed for may be examined by inquiry at the office which issued the commitment, and a specimen copy of the policy form (or forms) referred to in this commitment will be furnished promptly upon request.

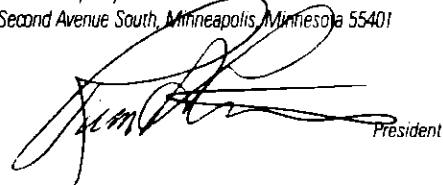
FREEDOMLAND TITLE CO., INC.
P.O. BOX 3853
ST. AUGUSTINE, FLORIDA
32085-3853


Authorized Signatory

TIM Form 3229

TITLE INSURANCE COMPANY OF MINNESOTA
A Stock Company
400 Second Avenue South, Minneapolis, Minnesota 55401

By


President

Attest


Secretary

Schedule A

SCHEDULE A

File No. FLTC874

Commitment No. **F** 442665

1. Effective Date: July 31, 1989

2. Policy or Policies to be issued:

Amount:

(a) ALTA Owners Policy - Standard Form B -
1970 (amended 10/17/70)

\$ 5,000.00

Proposed Insured:

ST. JOHNS COUNTY

(b) ALTA Standard Loan Policy - 1970
(amended 10/17/70)

\$

Proposed Insured:

MINNESOTA
TITLE



3. The estate or interest in the land described or referred to in this Commitment and covered herein is a

FEE-SIMPLE

(Fee Simple, leasehold, etc.)

4. Title to the Fee Simple estate or interest in said land is at the effective date hereof vested in:

Terry W. Pacetti, as Trustee (As to Parcel One), David F. Pacetti
(As to Parcel Two), and St. Johns County (As to Parcel Three)

5. The land referred to in this Commitment is described as follows:

PROPERTY AS DESCRIBED ON ATTACHED EXHIBITS "A", "B" AND "C",
WHICH BY REFERENCE HERETO IS MADE A PART HEREOF:

PARCEL 4

EXHIBIT A

A 60 FOOT WIDE STRIP OF LAND IN GOVERNMENT LOT 3, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF THE FLORIDA EAST COAST RAILWAY COMPANY RIGHT-OF-WAY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SECTION 23, RUN N 00° 11' W, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 3 (THE WEST LINE OF SAID SECTION LOT 3 BEING COINCIDENT WITH THE WEST LINE OF SAID SECTION 23), FOR A DISTANCE OF 1014.20 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF THE FLORIDA EAST COAST RAILWAY COMPANY; THENCE RUN S 65° 02' 26" E, FOR A DISTANCE OF 241.02 FEET TO THE POINT OF BEGINNING OF THIS ROADWAY DESCRIPTION; THENCE COURSE S 65° 02' 26" E, FOR A DISTANCE OF 60.00 FEET TO A POINT, SAID POINT BEING ON THE ARC OF A CIRCULAR CURVE AND BEARING N65° 02' 26" W, FROM THE CENTER OF CIRCLE OF SAID CURVE; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 40.00 FEET THROUGH A CENTRAL ANGLE OF 25° 08' 26", FOR A DISTANCE OF 17.55 FEET TO A POINT OF TANGENCY; THENCE RUN N 50° 06' E, FOR A DISTANCE OF 325.49 FEET, MORE OR LESS, TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID GOVERNMENT LOT 3; THENCE RUN N 22° 00' W, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, FOR A DISTANCE OF 63.65 FEET , MORE OR LESS, TO THE SOUTHEAST CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 542, PAGE 879, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN S 50° 06' W, ALONG THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS BOOK 542, PAGE 879 PARCEL AND ITS WESTERLY EXTENSION FOR A DISTANCE OF 344.87 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET THROUGH A CENTRAL ANGLE OF 25° 08' 26" FOR A DISTANCE OF 43.88 FEET TO THE POINT OF BEGINNING.

PARCEL 2

EXHIBIT "B"

THE EAST 60 FEET OF : COMMENCE AT THE S.W. CORNER OF SECTION 23, BEING ALSO THE S.W. CORNER OF GOVERNMENT LOT 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. THENCE RUN N 0° 11' W. ALONG THE WEST LINE OF SAID SECTION 23 AND GOVERNMENT LOT 3, 550.91 FEET TO THE POINT OF BEGINNING; THENCE RUN N 89° 49' E., 270 FEET; THENCE RUN N 00° 11' W., 317.92 FEET; THENCE BY CURVE TO THE RIGHT WITH A RADIUS OF 40 FEET, RUN N 12° 23' 15" E., 17.41 FEET, BEING THE CORD BEARING AND DISTANCE; THENCE RUN N 65° 02' 30" W 301.02 FEET TO THE SOUTHERLY R/W OF THE FLORIDA EAST COAST RAILROAD; THENCE RUN S 06° 11' E, ALONG THE WEST LINE OF SAID SECTION 23, 463.71 FEET TO THE POINT OF BEGINNING.

PAGE 3

EXHIBIT C

A STRIP OF LAND IN LOT OR TRACT 13 OF THE PLAT OF F.N. HOLMES PROPERTY AS RECORDED IN MAP BOOK 2, PAGE 36, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

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Schedule B - Part I

FILE NO. FLTC874

COMMITMENT NO. F442665

Requirements

The following are the requirements to be complied with:

1. Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest to be insured.
2. Instrument(s) necessary to create the estate or interest to be insured and other instruments which must be properly executed, delivered, and duly filed for record, and/or other matters which must be furnished to the company:
3. WARRANTY DEED from Terry Pacetti, as Trustee, conveying parcel one to St. Johns County.
4. WARRANTY DEED from David F. Pacetti, and spouse, if married, conveying parcel two to St. Johns County.
5. QUIT-CLAIM DEED from Richard J. Davis, and spouse, if married, conveying parcels one, two and three to St. Johns County.
6. QUIT-CLAIM DEED from Terry W. Pacetti, as trustee, conveying parcels two and three to St. Johns County.
7. QUIT-CLAIM DEED from Stephen A. McDaniel and spouse, if married, conveying parcel three to St. Johns County.
8. QUIT-CLAIM DEED from TEXGAS CORPORATION, a Delaware corporation, conveying parcel three to St. Johns County.
9. QUIT-CLAIM DEED from Vincent M. Leth and Mimie S. Leth, his wife, conveying parcel three to St. Johns County.
10. QUIT-CLAIM DEED from Robert H. Hubbard and Barbara T. Hubbard, his wife, conveying parcel three to St. Johns County.
11. QUIT-CLAIM DEED from David F. Pacetti and spouse, if married, conveying parcels one and three to St. Johns County.
12. QUIT-CLAIM DEED from Joedy V. Sapp, Jr. and Wanda J. Sapp, his wife, conveying parcels one and three to St. Johns County.
13. VALID RELEASE of that certain MORTGAGE dated June 24, 1988 by and between David F. Pacetti ("Mortgagor"), and Prosperity Bank ("Mortgagee") in the principal amount of \$225,900.00 together with interest thereon, filed June 27, 1988, recorded in Official Records Book 786, page 1965 of the public records of St. Johns County, Florida.

Schedule B - Part II

FILE NO. FLTC874

COMMITMENT NO. F442665

Exceptions

The policy of policies to be issued will contain exception to the following unless the same are disposed of to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, first appearing in the public records or attaching subsequent to the effective date thereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Facts which would be disclosed by an accurate and comprehensive survey of the premises herein described.
3. Rights and claims of parties in possession.
4. Mechanic's, Contractors' or Materialmen's liens and lien claims, if any, where no notice thereof appears of record.
5. Easements or claims of easements not shown by the public records.
6. General or special taxes and/or assessments required to be paid in the year 1989 and subsequent years.

7. RESERVATIONS as set forth in Deed No. 891 of TRUSTEES OF THE INTERNAL IMPROVEMENT FUND OF THE STATE OF FLORIDA, dated December 29, 1950, filed January 11, 1951, recorded in Deed Book 189, page 326 of the public records of St. Johns County, Florida.