

RESOLUTION BY THE ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS HEREBY AUTHORIZING THE COUNTY ADMINISTRATOR TO ACCEPT A WARRANTY DEED FOR DEERPARK BOULEVARD AND TO MAINTAIN DEERPARK BOULEVARD.

WHEREAS, St. Johns County has encouraged Tree of Life, Inc. to maintain its corporate headquarters, manufacturing and distribution facilities in St. Johns County; and

WHEREAS, St. Johns County has applied for an Economic Development Transportation Fund Grant and has received approval of the grant subject to County obtaining ownership; and

WHEREAS, the County's acceptance of maintenance and any other attendant cost of this roadway is a requirement of the grant proposal.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of St. Johns County, Florida,

Section 1: The County Administrator is authorized to accept the Warranty Deed as identified in Exhibit A for that portion of Deerpark Boulevard that goes through St. Augustine Industrial Park Development.

Section 2: The County Administrator is authorized to maintain and fund any other attendant cost associated with Deerpark Boulevard from State Road 207 to the last driveway of Tree of Life.

Section 3: Upon acceptance, the Clerk is instructed to record the Warranty Deed in the official records of St. Johns County, Florida and file the title commitment and a copy of the recorded deed with this resolution.

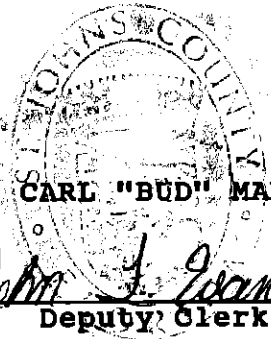
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County this 10 day of May, 1994.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: Alan Roberts  
Its Chair

ATTEST: CARL "BUD" MARKEL, CLERK

BY: John J. Evans  
Deputy Clerk



SPECIAL WARRANTY DEED

RETURN TO GRANTEE

THIS SPECIAL WARRANTY DEED, made this 15<sup>th</sup> day of March, 1994, by ST. AUGUSTINE INDUSTRIAL PARK, INC., a Florida corporation formerly known as Prime Properties of Jax Beach, Inc., a Florida corporation, whose mailing address is 2215 South Third Street, Suite 201, Jacksonville Beach, Florida 32250, hereinafter referred to as "Grantor", and ST. JOHNS COUNTY, whose mailing address is

\_\_\_\_\_, and whose taxpayer identification number is \_\_\_\_\_, hereinafter referred to as "Grantee": (Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of the individual, and the successors and assigns of the banking association).

W I T N E S S E T H

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all of that certain tract and parcel of land lying, situate and being in the County of St. Johns, State of Florida, more particularly described in Exhibit "A" attached hereto.

Subject to covenants, restrictions, easements of record and taxes for the current year.

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.

The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said lands and will defend the same against the lawful claims of all persons claiming by, through or under Grantor by against no other person, except as to those matters set forth above.

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 officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

ST. AUGUSTINE INDUSTRIAL PARK, INC., a Florida corporation

Sign Lori S. Paasche  
Print name: \_\_\_\_\_

By: F. Ahern  
Fred L. Ahern, President

Sign Judy Blackwell  
Print name: \_\_\_\_\_  
LORI S. PAASCHE  
JUDY BLACKWELL

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of March, 1994 by Fred L. Ahern, the President of St. Augustine Industrial Park, Inc., a Florida corporation, who is personally known to me, on behalf of said corporation.

EXHIBIT "A"

Lori S. Paasche  
Notary Public



LORI S. PAASCHE  
NOTARY PUBLIC, STATE OF FLORIDA  
My Commission Expires Apr. 24, 1995  
No. 001028811

1  
A part of Section 9, Township 8 South, Range 29 East, St. Johns  
County, Florida, being more particularly described as follows:

Commencing at the southeasterly corner of said Section 9;  
thence, along the easterly line of said Section 9, North 01  
degree 23 minutes 54 seconds West 195.01 feet; thence South  
88 degrees 16 minutes 50 seconds West 1759.70 feet; thence  
North 01 degree 14 minutes 43 seconds West 2357.61 feet to a  
point on the southeasterly right-of-way line of State Road  
No. 207; thence North 53 degrees 48 minutes West 182.00 feet  
to a point on the northwesterly right-of-way line of said  
State Road No. 207; thence, along said northwesterly right-  
of-way line of State Road No. 207, South 38 degrees 12  
minutes 00 West 491.73; thence, continuing along said  
northwesterly right-of-way line, South 35 degrees 50 minutes  
00 seconds West 679.24 feet; thence, departing said  
northwesterly right-of-way line, North 02 degrees 23 minutes  
40 seconds West 200.00 feet; thence North 00 degrees 18  
minutes 58 seconds West 56.77 feet to the Point of Beginning  
of the parcel of land to be described; thence continue North  
00 degrees 18 minutes 58 seconds West 174.08 feet to a point  
on a non-tangential curve concave to the northeast having a  
radius of 250.00 feet; thence northwesterly 87.04 feet along  
said curve through a central angle of 19 degrees 56 minutes  
54 seconds (chord bearing North 10 degrees 17 minutes 25  
seconds West for 86.60 feet); thence North 00 degrees 18  
minutes 58 seconds West 639.23 feet; thence North 01 degree  
40 minutes 49 seconds West 1386.77 feet; thence South 88  
degrees 19 minutes 11 seconds West 100.00 feet; thence South  
01 degree 40 minutes 49 seconds East 1385.58 feet; thence  
South 00 degrees 18 minutes 58 seconds East 638.03 feet to  
the point of curvature of a curve concave to the northeast  
having a radius of 350.00 feet; thence southeasterly 292.13  
feet along said curve through a central angle of 47 degrees  
49 minutes 21 seconds (chord bearing South 24 degrees 13  
minutes 39 seconds East for 283.73 feet) to the Point of  
Beginning.