

RESOLUTION NO. 95-94

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED AND BILL OF SALE CONVEYING A LIFT STATION SITE LOCATED WITHIN THE CASA DE CONTERA SUBDIVISION TO ST. JOHNS COUNTY, FLORIDA.

WHEREAS, Promised Land, Ltd., a Florida Limited Partnership, as owner of the lift station site described in the Warranty Deed, dated February 17, 1995 and attached hereto as Exhibit A has conveyed the 20' x 20' site located within the Casa de Contera Subdivision to St. Johns County, Florida, a political subdivision of the State of Florida; and

WHEREAS, a Bill of Sale conveying all the personal property associated with the operation of the described lift station has been executed and attached hereto as Exhibit B; and

WHEREAS, St. Johns County's ownership of the lift station better serves the health, safety and welfare of the citizens.

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

1. The acceptance of the lift station site and the equipment described in the attached Warranty Deed and Bill of Sale are hereby approved.

2. The Clerk is instructed to record the Warranty Deed and Bill of Sale in the Official Records of St. Johns County, Florida.

**PASSED and ADOPTED on May 23, 1995.**

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: *Robert J. ...*  
Chairman

ATTEST: *Cari "Bud" Markel*, Clerk

By: *Christina ...*  
Deputy Clerk

9995  
7835

This Instrument Prepared  
Without Opinion of Title By:  
John D. Bailey, Jr.  
Upchurch, Bailey and Upchurch, P.A.  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007

FN 683054

Rec - 13.00  
Sur - 2.00  
Doc - 709  
Bill CO -

WARRANTY DEED

THIS INDENTURE, made this 17<sup>th</sup> day of February, 1995,  
between PROMISED LAND, LTD., a Florida Limited Partnership,  
Grantor, to ST. JOHNS COUNTY, FLORIDA, a Political Subdivision of  
the State of Florida, whose post office address is Post Office  
Drawer 349, St. Augustine, Florida 32085-0349, and whose federal  
taxpayer identification number is : 59-2301976,  
Grantee.

WITNESSETH, that said Grantor, for and in consideration of the  
sum of Ten and No/100 Dollars (\$10.00), and other good and  
valuable considerations to said Grantor in hand paid by said  
Grantee, the receipt whereof is hereby acknowledged, has granted,  
bargained and sold to the said Grantee and Grantee's heirs and  
assigns forever, the following described land situate, lying and  
being in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS  
REFERENCE MADE A PART HEREOF (THE "PROPERTY").

PARCEL IDENTIFICATION NUMBER: 162771-0025

SUBJECT TO: Taxes for the year 1995 and  
subsequent years, if any.

SUBJECT TO: Covenants, restrictions and  
easement of record.

SUBJECT TO: Applicable zoning and other  
governmental regulations.

and said Grantor does hereby fully warrant the title to said land,  
and will defend the same against the lawful claims of all persons  
whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be  
signed and sealed all on the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Patricia L. Goodwin  
Witness Patricia L. Goodwin  
(type or print name)

Betty M. Shoals  
Witness Betty M. Shoals  
(type or print name)

PROMISED LAND, LTD., a Florida  
Limited Partnership

By: John A. Lester  
JOHN A. LESTER  
Its General Partner  
c/o 790 N. Ponce de Leon Blvd.  
St. Augustine, Florida 32084

For Let - BCC Secty  
P. Degraule  
Rec - 13.00  
Sur - 2.00



EXHIBIT "A"

A 20' X 20' PARCEL LOCATED WITHIN THE SOUTHEAST CORNER OF LOT 2, BLOCK A, CASA DE CONTERA, AS PER PLAT RECORDED IN MAP BOOK 15, PAGES 82 AND 83, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 2; THENCE RUN WESTERLY 20 FEET ALONG THE SOUTH LINE OF SAID LOT 2; THENCE RUN NORTHERLY 20 FEET ALONG A LINE RUNNING PARALLEL TO THE EASTERLY LINE OF SAID LOT 2; THENCE RUN EASTERLY 20 FEET ALONG A LINE RUNNING PARALLEL TO THE SOUTHERLY LINE OF SAID LOT 2 TO THE EASTERLY LINE OF SAID LOT 2; THENCE RUN SOUTHERLY 20 FEET ALONG THE EASTERLY LINE OF SAID LOT 2 TO THE POINT OF BEGINNING.

(2) (2)

BILL OF SALE

Rec-150  
Sur-150  
Bill Co-

KNOW ALL MEN BY THESE PRESENTS, that PROMISED LAND, LTD., a Florida Limited Partnership, of St. Johns County, Florida, First Party, for and in consideration of the sum of Ten Dollars and No/100's (\$10.00) and other good and valuable considerations, to it paid by ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, of St. Johns County, Florida, Second Party, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer and deliver unto the said Second Party, the following goods and chattels:

THE SEWAGE LIFT STATION AND SEWAGE COLLECTION SYSTEM, INCLUDING ALL PUMPS, LINES, ELECTRIC BOXES, FILTERS AND OTHER PERSONAL PROPERTY USED AND ASSOCIATED WITH THE SEWAGE COLLECTION SYSTEMS AND LIFT STATION ALL OF WHICH ARE LOCATED ON THE PROPERTY DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PERSONAL PROPERTY").

THE PERSONAL PROPERTY IS TRANSFERRED IN ITS "AS IS" CONDITION.

TO HAVE AND TO HOLD the same unto the said Second Party, its executors, administrators and assigns forever.

And it does covenant to and with Second Party that it is the lawful owner of the Personal Property, that said Personal Property is being transferred free and clear of all encumbrances; that it has good right to sell the same as aforesaid, and that it will warrant and defend the sale of said Personal Property hereby made, unto the said Second Party, against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, the First Party has hereunto caused these presents to be executed by its General Partner this 17<sup>th</sup> day of February, 1995.

Signed, sealed and delivered in the presence of:

PROMISED LAND, LTD., a Florida Limited Partnership

Patricia L. Goodwin  
Witness Patricia L. Goodwin  
(type or print name)

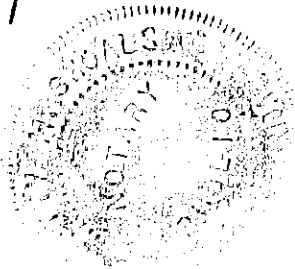
By: John A. Lester  
JOHN A. LESTER  
Its General Partner  
c/o 790 North Ponce de Leon Boulevard  
St. Augustine, Florida 32084

Betty M. Shoals  
Witness Betty M. Shoals  
(type or print name)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 17th day of February, 1995, by John A. Lester, as General Partner of Promised Land, Ltd., a Florida Limited Partnership, on behalf of the partnership, who (X) is personally known to me or (  ) has produced FL driver's license # \_\_\_\_\_ as identification.

Insured - BCC Secty



Betty M. Shoals  
Signature of Notary  
Betty M. Shoals  
(Name of notary typed or printed)  
Commission Number: CC162387  
My Commission Expires: 11/21/95

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