

RESOLUTION NO. 2005- 252

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FOR ADDITIONAL RIGHT-OF-WAY FOR HILDEN SUBDIVISION FROM GC LAND DEVELOPMENT, INC.

RECITALS

WHEREAS, GC Land Development, Inc., a Florida corporation, is the Developer of certain lands within Hilden Subdivision and has executed and presented a Warranty Deed for additional right-of-way for roads in Hilden Subdivision, as described in Exhibit "A" attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, the additional right-of-way will be constructed by the Developer and is needed to provide a turn around on Fourth Street and to increase the right-of-way width of Seventh Street, to meet the Development Review requirements for the subdivision; and

WHEREAS, it is in the best interest of the County to accept the Warranty Deed for the safety of the citizens in the subdivision traveling along the rights-of-way in Hilden Subdivision.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions of St. Johns County, Florida as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. Upon acceptance of the Warranty Deed by the Board of County Commissioners, the Clerk of Circuit Court is hereby instructed to record the original, executed Warranty Deed in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 6 day of September, 2005.



BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Bruce A. Maguire
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk of Court

By: Wonne King
Deputy Clerk

RENDITION DATE 09/08/05

Exhibit "A" to Resolution

Prepared By:
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

WARRANTY DEED

THIS WARRANTY DEED made and executed the 28th day of June, 2005,
By **GC LAND DEVELOPMENT, INC.**, a Florida Corporation, whose address is
1400 MLP S-103 Sea Beach hereinafter called the Grantor, to **ST. JOHNS COUNTY,**
FLORIDA, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway,
St. Augustine, Florida 32084, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" 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 Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, 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, lying and being in St. Johns County, State of Florida, described as follows:

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said 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 land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered in the presence of:

GRANTOR:
GC LAND DEVELOPMENT, INC.,
a Florida Corporation

By: [Signature]
Its: President

[Signature]
Witness: _____

[Signature]
Witness: Sharon C. Swinje

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25th day of June, 2005 by Gregory Harrison, GC Land Development, Inc., its President. Who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
My Commission Expires: _____

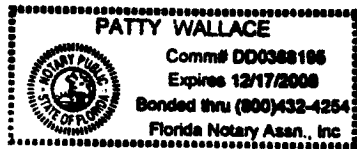
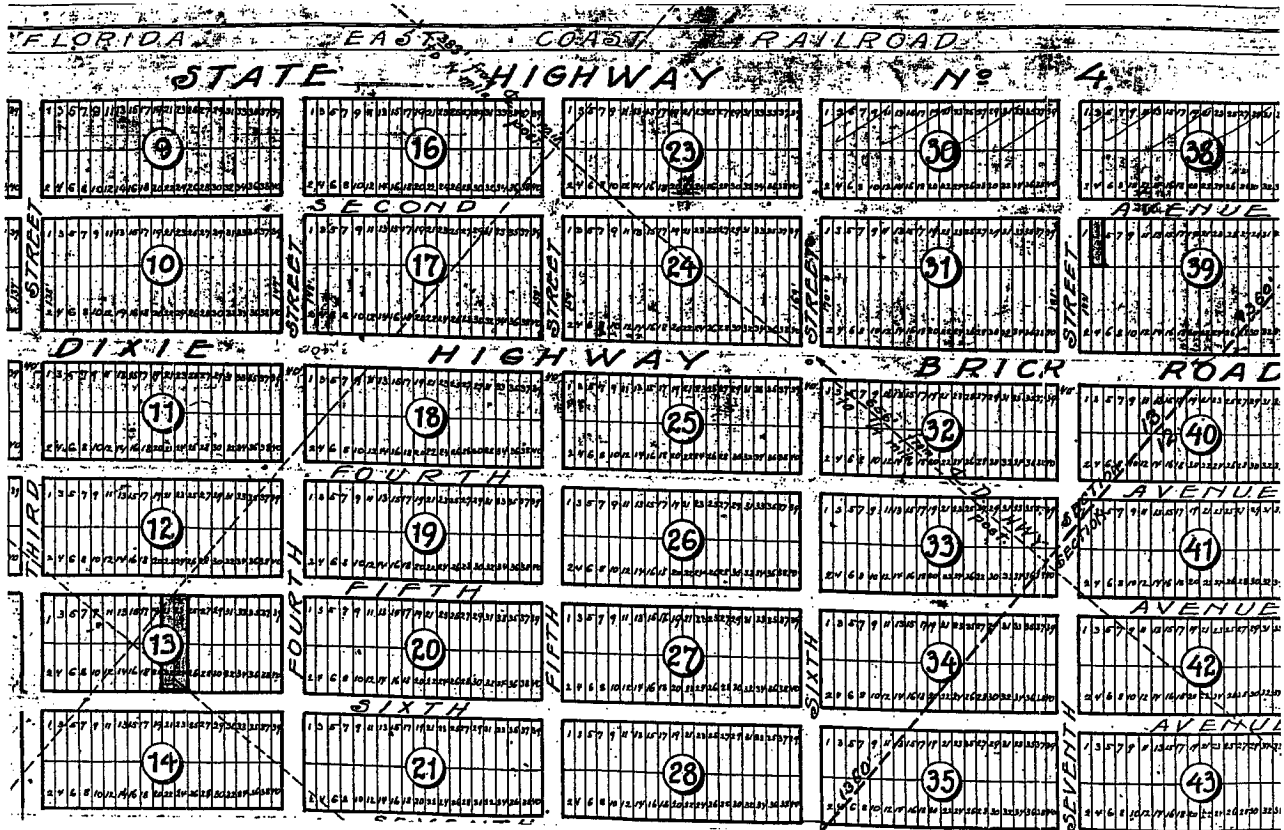


EXHIBIT "A" to Warranty Deed
Legal description of the Property

The following described lots of the Subdivision of Hilden as recorded in Map Book 3,
Page 59, Public records of St. Johns County, Florida:

Lots 21 thru 24, Block 13
Lot 3, Block 39





**GENERAL
LOCATION MAP**



Map Prepared: 8/24/2005
*Depicts General Project Boundary

**Additional
right-of-way for
Hilden Subdivision**

File: BCC September 6, 2005



St. Johns County
Land Mgmt. Systems
Real Estate