

RESOLUTION NO. 2006- 179

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FOR A PORTION OF SAN JUAN DRIVE FROM LYNDALE INVESTMENTS, INC.

RECITALS

WHEREAS, Lyndale Investments, Inc., a Florida corporation, has executed and presented a Warranty Deed for a portion of San Juan Drive, as described in Exhibit "A" attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, the conveyance of the right-of-way will establish clear ownership of the road. This portion of San Juan Drive consists of .64 acre. The road has been continuously used by the public and was paved by St. Johns County under the Dirt Road Improvement Program; 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 road.

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 file the original Warranty Deed in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 13th day of June, 2006.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk of Court

By: Melicia DeGrande
Deputy Clerk

This Instrument Prepared By:
Laurie Braddock
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this 3rd day of May, 2006, by **LYNDALE INVESTMENTS, INC.**, a Florida corporation, and from whose address is P. O. Box 1526, St. Augustine, Florida 32085, hereinafter called the Grantor, and **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.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the 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 in the County of St. Johns, State of Florida, being more particularly described as follows:

The West 60 feet of Tract 15, Unit No. 1, ST. AUGUSTINE HEIGHTS SUBDIVISION, as per map or plat of same on file in the office of the Clerk of the Circuit Court in Map Book 10, page 26, of the public records of St. Johns County, Florida.

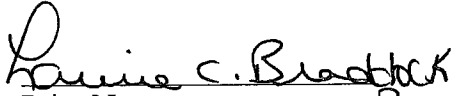
TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

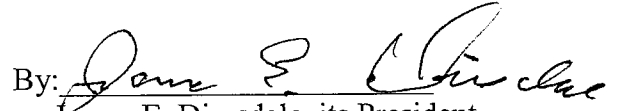
The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2005; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

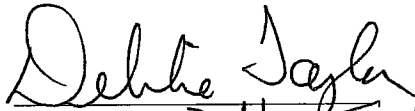
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

LYNDALE INVESTMENTS, INC.,
a Florida corporation

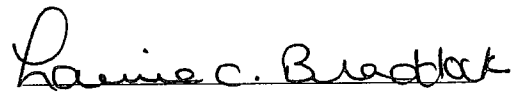

Print Name: Laurie C. Braddock

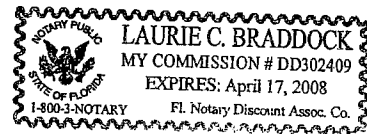
By: 
James E. Dimsdale, its President

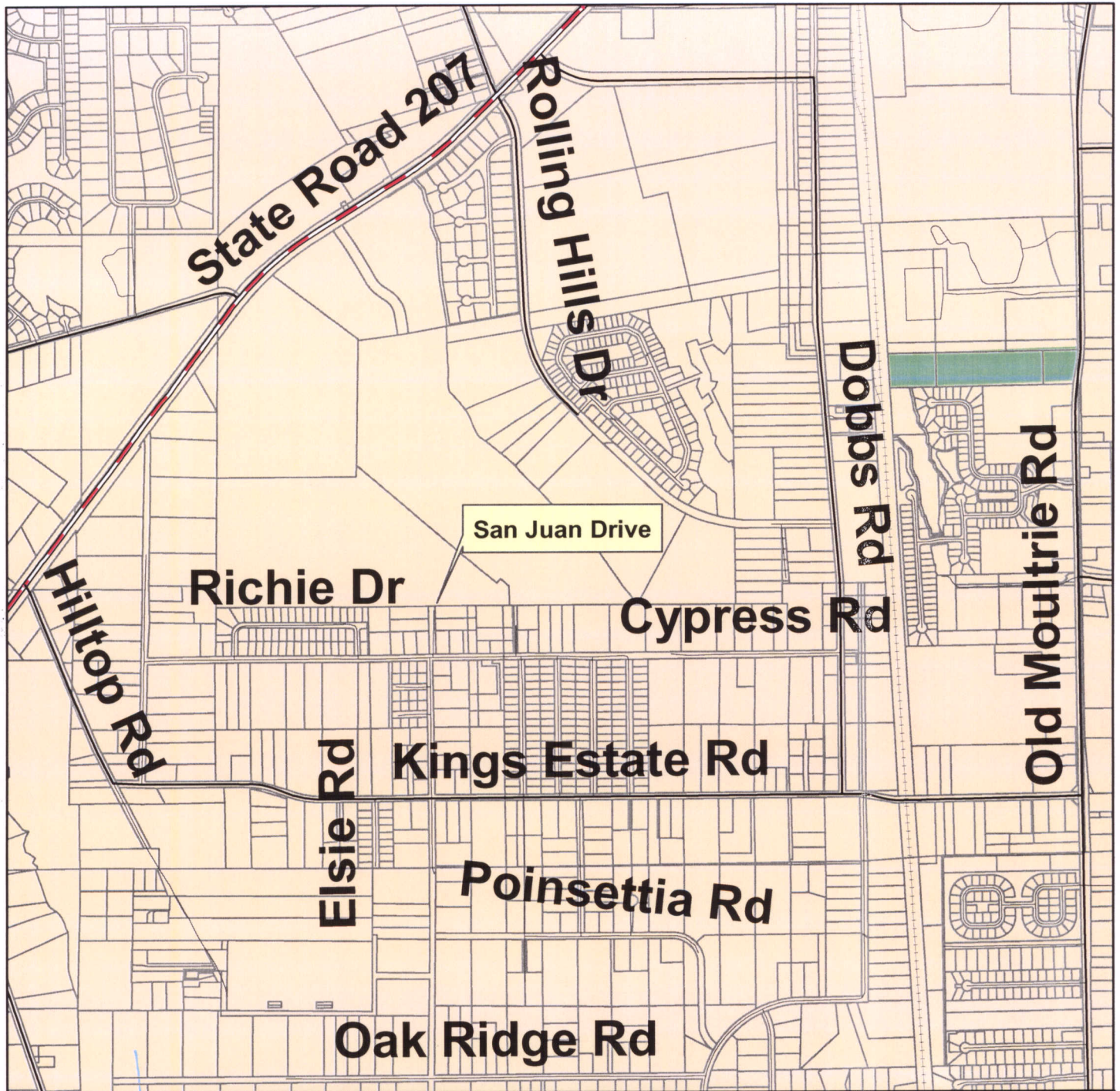

Print Name: Debbie Taylor

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

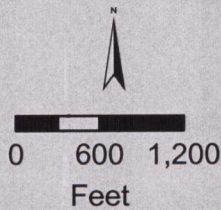
The foregoing instrument was acknowledged before me this 3rd day of May, 2006, by James E. Dimsdale as President of Lyndale Investments, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me.


Notary Public
My commission expires: 4-17-08





**GENERAL
LOCATION MAP**



Map Prepared: 5/24/2006

*Depicts General Project Boundary

**Right-of-way
for San Juan
Drive**

File: June 13, 2006



St. Johns County
Land Mgmt. Systems
Real Estate