

RESOLUTION NO. 2006- 180

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FOR A DONATION OF PROPERTY FOR DRAINAGE PURPOSES INTO THE FOX CREEK REGIONAL POND SITE WHICH IS LOCATED OFF OF HOLMES BOULEVARD.

RECITALS

WHEREAS, Lyndale Investments, Inc., a Florida corporation, has executed and presented a Warranty Deed for a donation property for drainage purposes into the Fox Creek Regional Pond site which is adjacent to the subject property, as described in Exhibit "A" attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, the property is approximately one half acre and was platted in Lyndale Acres Subdivision as an easement; and

WHEREAS, it is in the best interest of the County to accept the Warranty Deed to provide drainage into the Fox Creek Regional Pond site.

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: Cheryl Strickland
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 24th day of April, 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:

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

SUBJECT TO Easement to Dupont Development Corporation, Inc. dated October 30, 1979, filed November 16, 1979 and recorded in Official Records Book 432, page 821, 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

Laurie C. Braddock
Print Name: Laurie C. Braddock

By: James E. Dimsdale
James E. Dimsdale, its President

Debbie Taylor
Print Name: Debbie Taylor

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

The foregoing instrument was acknowledged before me this 24th day of April, 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.

Laurie C. Braddock
Notary Public
My commission expires: 4-17-08

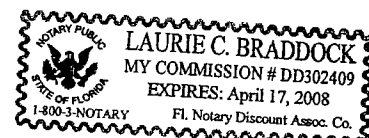
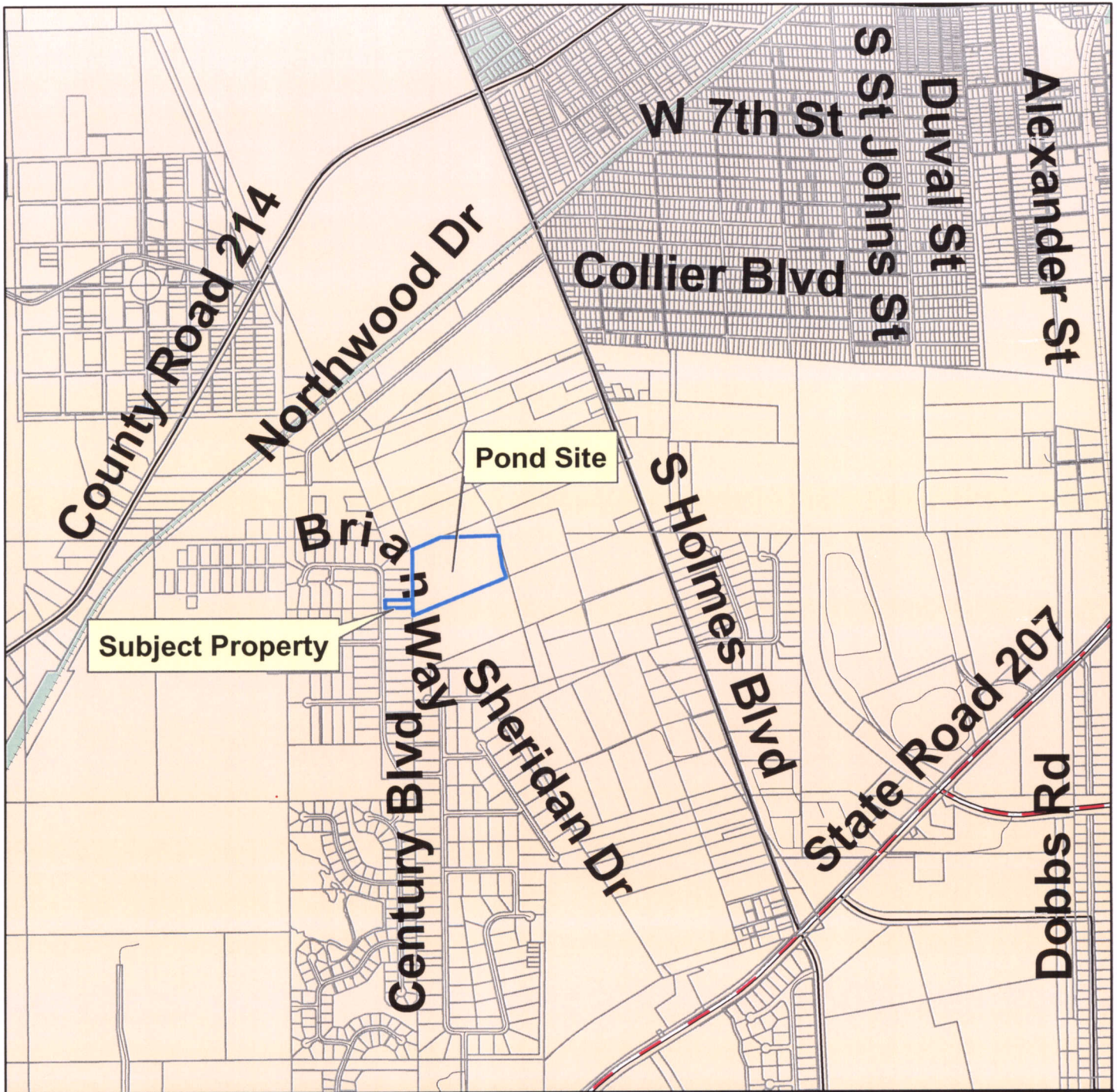


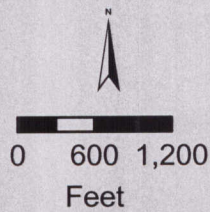
EXHIBIT "A"

A part of Government Lot 3, Section 26, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: Commence at the Northeast corner of said Government Lot 3 and run South 00 degrees 29 minutes 19 seconds West a distance of 519.37 feet to the Point of Beginning; thence continue to run South 00 degrees 29 minutes 19 seconds West a distance of 60 feet; thence run North 89 degrees 21 minutes 46 seconds West a distance of 340 feet; thence run North 00 degrees 29 minutes 19 seconds East a distance of 60 feet; thence run South 89 degrees 21 minutes 46 seconds East, a distance of 340 feet to the Point of Beginning.

Also described as the "Easement Parcel" of Lyndale Acres Subdivision, as recorded in Map Book 14, pages 90 and 91 of the public records of St. Johns County, Florida.



**GENERAL
LOCATION MAP**



Map Prepared: 5/24/2006

*Depicts General Project Boundary

**Fox Creek
Regional Pond
Site**

File: June 13, 2006



St. Johns County
Land Mgmt. Systems
Real Estate