

RESOLUTION NO. 2006- 211

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A CORRECTIVE WARRANTY DEED FOR PROPERTY DONATED TO ST. JOHNS COUNTY IN 1986 FOR USE BY ST. JOHNS COUNTY COOPERATIVE EXTENSION SERVICE/4-H PROGRAMS IN THE ARMSTRONG AREA OFF OF SR207.

WHEREAS, Norma C. Poli, has executed and presented a Corrective Warranty Deed for property that was donated to St. Johns County in 1986 and more particularly described in Exhibit "A" attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, when the 22 acre (+/-) parcel was originally conveyed to the County there were no deed restrictions in place to indicate the Grantor's original intent for the use of the property; and

WHEREAS, Norma Poli recently communicated to the County of her original intent for the property which prompted the Corrective Warranty Deed to be submitted. The Deed contains her original intent along with a clause stating that the property would revert back to the Grantor if the County discontinues use by St. Johns County Cooperative Extension Service/4-H Programs; and

WHEREAS, it is in the best interest of the County to accept this Corrective Warranty Deed to provide the members of the St. Johns County Cooperative Extension Service/4-H programs with a dedicated 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 this Resolution by the Board of County Commissioners, the Corrective Warranty Deed is hereby accepted in the form of that which is attached hereto as Exhibit "A" and the Clerk of Circuit Court is instructed to record the original Corrective Warranty Deed in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 27th day of June, 2006.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Cyndi Stevenson

Cynthia W. Stevenson, Vice-Chair

Attest: Cheryl Strickland, Clerk of Court

By: Robert L. Platt
Deputy Clerk

RENDITION DATE 7/3/2006

Exhibit "A" to Resolution

Prepared By:
Nanette Bradbury
St. Johns County Real Estate Division
4020 Lewis Speedway
St. Augustine, Florida 32084

CORRECTIVE WARRANTY DEED

THIS WARRANTY DEED made and executed the 8th day of June, 2006, By **NORMA C. POLI**, unmarried, whose address is ~~42~~ Valencia Street, St. Augustine, Florida 32084, 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:

42 Valencia St.
N.C.P.

(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, 2005.

THIS DEED IS BEING CORRECTED TO REFLECT THE ORIGINAL INTENT OF THE GRANTOR NOT OUTLINED IN THE WARRANTY DEED DATED DECEMBER 17, 1986 AND RECORDED IN OFFICIAL RECORDS BOOK 729 PAGE 178 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

It was the intention of the Grantor to convey the Property to St. Johns County for use by St. Johns County Cooperative Extension Service/4-H Programs only. St. Johns County Cooperative Extension Service has been and will continue to be responsible for managing the property.

Grantor agrees that any funds generated from the management of the property will be used by the St. Johns County Cooperative Extension Service/4-H Program to manage the property and support educational programs of the extension service.

In the event St. Johns County violates this condition, the ownership of the property shall revert back to the Grantor, its successors and/or assigns. If the property reverts back to the Grantor the Grantee (St. Johns County) will defend the property against any outstanding lawful claims of all persons whomsoever, to the extent permitted by Florida law.

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:

[Signature]
Witness: DARRELL R. POLI

Norma C. Poli
Norma C. Poli

G. Patrick Snodgrass
Witness: *B. Litch Auld*

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 8th day of June, 2006, by Norma C. Poli. Who is personally known to me or has produced _____ as identification.

Elizabeth Spires
Notary Public

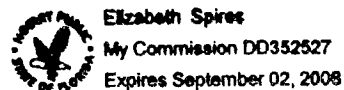
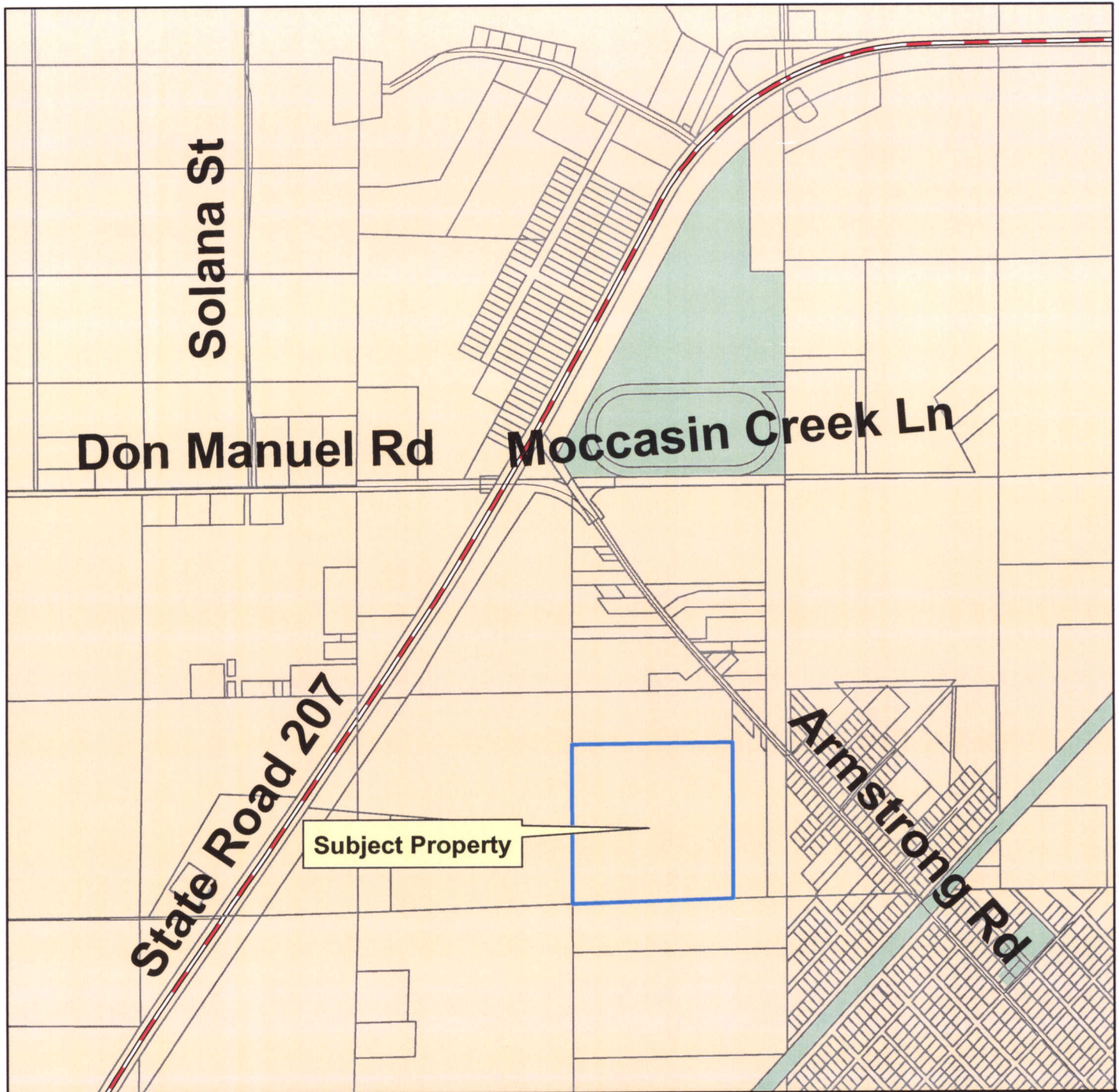


Exhibit "A" to Warranty Deed

The west three quarters of the south three quarters of the southeast quarter of the northwest quarter of Section 35, Township 8 South, Range 28 East, St. Johns County, Florida.

Together with the following described Easement, for ingress and egress over and across the following described property, to wit:

The east thirty feet of the west three quarters of the north quarter of the southeast quarter of the northwest quarter of Section 35, Township 8 South, Range 28 East, lying west of County Road, St. Johns County, Florida.



**GENERAL
LOCATION MAP**



Map Prepared: 6/15/2006

*Depicts General Project Boundary

**Acceptance of a
Corrective Warranty
Deed**

File: June 27, 2006



St. Johns County
Land Mgmt. Systems
Real Estate