

RESOLUTION NO. 2007- 117

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED FROM KB HOME JACKSONVILLE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TO ST. JOHNS COUNTY CONVEYING THE ROADS AND EASEMENTS APPURTENANT THERETO WITHIN MILL CREEK LANDING SUBDIVISION.

RECITALS

WHEREAS, KB Home Jacksonville LLC, a Delaware limited liability company is the owner and developer of property platted and approved by St. Johns County as Mill Creek Landing, dated July 24, 2006 and recorded in Map Book 58, pages 58 through 67; and

WHEREAS, in the Adoption and Dedication of said plat the roads remained the private property of the owner, but did include the right to dedicate the roads to the public with the consent of St. Johns County; and

WHEREAS, the owner desires to dedicate the roads to the public and has executed and presented to St. Johns County a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, free and clear of encumbrances, conveying the roads and easements appurtenant thereto to St. Johns County; and

WHEREAS, the roads in this plat are under construction and the owner is in compliance with the policies and procedures required in the development review process for new roads accepted by the County.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS 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. The Board hereby accepts the Special Warranty Deed for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of May, 2007.

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

By: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Robin L. Pratt
Deputy Clerk

RENDITION DATE 5/3/07

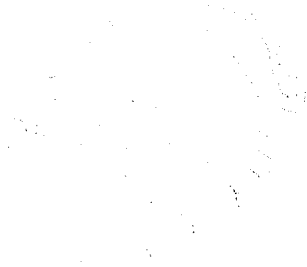


Exhibit "A" to Resolution

Prepared By/Record and Return To:
Timothy F. May, Esquire
Rogers Towers, P.A.
1301 Riverplace Blvd., Suite 1500
Jacksonville, Florida 32202

SPECIAL WARRANTY DEED

THIS INDENTURE is made, executed and delivered on this 19 day of March, 2007, between **KB HOME JACKSONVILLE LLC**, a Delaware limited liability company ("Grantor"), whose address is 10475 Fortune Parkway, Suite 100, Jacksonville, Florida 32256, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee"), whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084.

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to the said grantee, its heirs, legal representatives, successors and assigns forever, the following described land (the "Land"), situate, lying and being in the County of St. Johns, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof.

together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to taxes for the year 2007 and any taxes and assessments levied or assessed subsequent to the date hereof, and covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same (the "Permitted Exceptions"):

To have and to hold the Property in fee simple forever.

Together with easements for drainage over the property described in Exhibit "B" attached hereto and by this reference made a part hereof to discharge all storm water which may fall upon the Property, into, over, across or through said easement property.

Except as set forth in the Permitted Exceptions, the said grantor does hereby fully warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through or under the grantor, but against none other.

IN WITNESS WHEREOF, the said grantor has caused this instrument to be executed in its name by its duly authorized representative the day and year first above written.

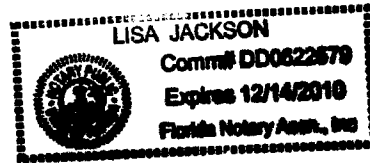
Signed, sealed and delivered
in the presence of:

**KB HOME JACKSONVILLE LLC, a
Delaware limited liability company**

[Signature]
Print Name: V.E. Huby

By: [Signature]
Name: James N. Hissam
Its: Director of Land

[Signature]
Print Name: Angie Haire



STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 19th day of March, 2007, by James Hissam, as Director of Land of KB Home Jacksonville LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me.

Lisa Jackson
Notary Public, State of FL
Name: Lisa Jackson
My Commission Expires: 12/14/10
My Commission Number is: _____

EXHIBIT "A"

Those certain roadways named Bedstone Drive and Crown Wheel Circle shown on the subdivision plat of MILL CREEK LANDING, as recorded in Map Book 58, pages 58 through 67 of the public records of St. Johns County, Florida.

EXHIBIT "B"

All easements for drainage set forth on the subdivision plat of MILL CREEK LANDING, as recorded in Map Book 58, pages 58 through 67 of the public records of St. Johns County, Florida.