

RESOLUTION NO. 2008- 224

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR CONVEYANCE OF A LIFT STATION SITE TO PROVIDE SEWER SERVICE TO LAS CALINAS SUBDIVISION LOCATED ON US #1 NORTH.**

**RECITALS**

**WHEREAS**, Las Calinas Developers, LLC, a Florida limited liability company, has executed and presented to the County a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for conveyance of a lift station site to provide sewer service to Las Calinas Subdivision located on US #1 North; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, it is in the best interest of the County to accept this Special Warranty Deed for the health, safety and welfare of the citizens in that area.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

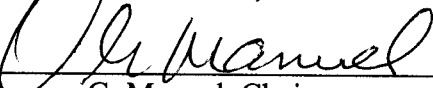
Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Warranty Deed attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

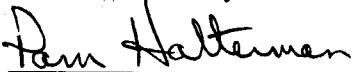
Section 3. The Clerk of the Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 19<sup>th</sup> day of August, 2008.

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

By:   
Thomas G. Manuel, Chairman

**ATTEST:** Cheryl Strickland, Clerk

  
Deputy Clerk

**RENDITION DATE** 8/25/08

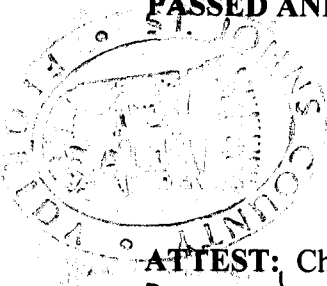


Exhibit "A" to Resolution

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

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated 25<sup>th</sup> day of July 2008, is by and from **LAS CALINAS DEVELOPERS, LLC**, a Florida Limited Liability Company, whose address is 12724 Gran Bay Parkway Suite 300, Jacksonville, Florida 32258, 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:

**TRACT "N", LAS CALINAS SUBDIVISION PHASE 1 AS RECORDED IN MAP BOOK 62 PAGES 44-56 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, 2007; 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:

**LAS CALINAS DEVELOPERS,**  
a Florida Limited Liability Company

By: The Alterra Group, LLC, a  
Florida Limited Liability Company

By: [Signature]  
Its: President

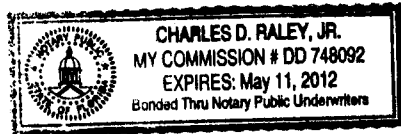
[Signature]  
Print Name: Lewis Lovi Ritten IV

[Signature]  
Print Name: CHARLES D. RALEY JR.

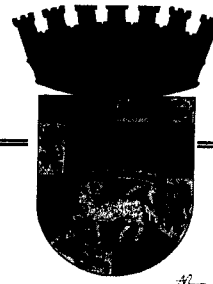
**STATE OF FLORIDA**  
**COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of July, 2008, by William T. Ryburn President of The Alterra Group, Las Calinas Developers, LLC, its Manager who is personally known to me or has produced \_\_\_\_\_ as identification.

[Signature]  
Notary Public



*St. Johns County Board of County Commissioners*



*UTILITY DEPARTMENT  
Engineering Division*

1205 STATE ROAD 16  
SAINT AUGUSTINE, FLORIDA  
32084-8646

PHONE: (904) 209-2700  
FAX: (904) 209-2601

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INTEROFFICE MEMORANDUM

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TO: Nanette Bradbury, Real Estate Coordinator  
FROM: Vickie Battell, Construction Tech, Development  
THROUGH: Robert Zammataro, Chief Engineer - Development  
SUBJECT: Las Calinas Lift Station Deed  
DATE: July 30, 2008

Please present the lift station parcel deed to the Board of County Commissioners (BCC) for final approval and acceptance located in the Las Calinas Subdivision

After acceptance by BCC, please provide the utility department with a copy of the executed resolution and a recorded copy of the deed for our files.

Your support and cooperation as always are greatly appreciated.