

RESOLUTION NO. 2013- 113

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE CERTAIN COUNTY DEEDS ON BEHALF OF THE COUNTY CONVEYING A STRIP OF LAND TO ADJACENT PROPERTY OWNERS.**

**RECITALS**

**WHEREAS**, Solano Woods Subdivision ("Solano Woods") recorded in Map Book 16, pages 10 and 11 is a replat of a portion of El Rancho Subdivision ("El Rancho") recorded in Map 6, page 7; and

**WHEREAS**, a 25 foot strip of land designated "reserved for street" on the El Rancho plat was inadvertently left out of the replat that created Solano Woods; and

**WHEREAS**, St. Johns County ("County") has not maintained this strip of land nor is there a County use or need for it; and

**WHEREAS**, overtime the strip of land has become overgrown and a safety hazard to the adjacent Property Owners ("Property Owners") of Solano Woods; and

**WHEREAS**, in a joint effort to resolve this issue, the County has agreed to convey its interest in the strip of land to the Property Owners by County Deeds, attached hereto as Exhibits "A" through "M," inclusive, incorporated by reference and made a part hereof, and the Property Owners have agreed to accept the conveyance along with the maintenance responsibilities; and

**WHEREAS**, a portion of the strip of land ("Solano Cay strip") has been maintained open and notorious for the past several years by the Solano Cay Homeowners' Association as part of their entrance to the Solano Cay Subdivision; and

**WHEREAS**, said Solano Cay strip will be conveyed to the Solano Cay Homeowners' Association by County Deed, attached hereto as Exhibit "N," incorporated by reference and made a part hereof.

**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 into the body of this Resolution and Recitals are adopted as findings of fact.

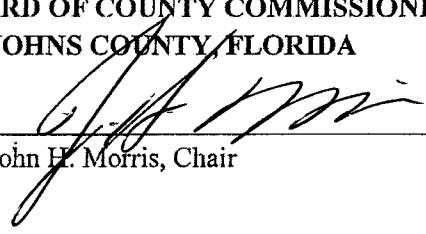
Section 2. The Board of County Commissioners hereby authorizing the Chair of the Board to execute the County Deeds on behalf of the County.

Section 3. The Clerk is instructed to record the original County Deeds in the public records of St. Johns County, Florida.

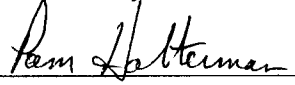
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 21<sup>st</sup> day of May, 2013.

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

By:   
John H. Morris, Chair

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

**RENDITION DATE** 5/23/13



Exhibit "A" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **JAMES M. DENHOLM, II**, whose address is 111 Solano Woods Drive, Ponte Vedra Beach, Florida 32082-2250, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 6, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 6, SOLANO WOODS; THENCE NORTH  $72^{\circ}47'27''$  WEST A DISTANCE OF 26.38 FEET; THENCE NORTH  $01^{\circ}23'24''$  WEST, ALONG THE EASTERLY BOUNDARY OF SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78, A DISTANCE OF 96.59 FEET; THENCE NORTH  $88^{\circ}36'36''$  EAST A DISTANCE OF 25.00 FEET TO THE NORTHWESTERLY CORNER OF AFOREMENTIONED LOT 6; THENCE SOUTH  $01^{\circ}23'24''$  EAST, ALONG THE WESTERLY LINE OF SAID LOT 6, A DISTANCE OF 105.00 FEET TO THE POINT BEGINNING. CONTAINING 2520 SQUARE FEET, MORE OR LESS.

Exhibit "B" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **HERMAN M. APPELMAN**, whose address is 113 Solano Woods Drive, Ponte Vedra Beach, Florida 32082, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

## EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 7, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 7, SOLANO WOODS; THENCE SOUTH 88°36'36" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 01°23'24" WEST, ALONG THE EASTERLY BOUNDARY OF SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78, A DISTANCE OF 70.42 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 7; THENCE NORTH 88°36'36" EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 25.00; THENCE SOUTH 01°23'24" EAST, ALONG THE WESTERLY LINE OF SAID LOT 7, A DISTANCE OF 70.42 FEET TO THE POINT BEGINNING. CONTAINING 1761 SQUARE FEET, MORE OR LESS.

Exhibit "C" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **KATHLEEN MARIE RAYNOVIC**, whose address is 201 Pheasant Run, Ponte Vedra Beach, Florida 32082-2221, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 9, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 9, SOLANO WOODS; THENCE SOUTH 88°36'36" WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 9, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°23'24" WEST, ALONG THE EASTERLY BOUNDARY OF SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78, A DISTANCE OF 72.00 FEET; THENCE NORTH 88°36'36" EAST A DISTANCE OF 25.00 FEET TO THE NORTHWESTERLY CORNER OF AFOREMENTIONED LOT 9; THENCE SOUTH 01°23'24" EAST, ALONG THE WESTERLY LINE OF SAID LOT 9, A DISTANCE OF 72.00 FEET TO THE POINT BEGINNING. CONTAINING 1800 SQUARE FEET, MORE OR LESS.

Exhibit "D" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **WALTER L. BENNETT** and **TERRIE S. BENNETT**, husband and wife, whose address is 203 Pheasant Run, Ponte Vedra Beach, Florida 32082-2221, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 10, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 10, SOLANO WOODS; THENCE SOUTH 88°36'36" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 01°23'24" WEST, ALONG THE EASTERLY BOUNDARY OF SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78, A DISTANCE OF 100.97 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 10; THENCE NORTH 88°36'36" EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 25.00 FEET; THENCE SOUTH 01°23'24" EAST, ALONG THE WESTERLY LINE OF SAID LOT 10, A DISTANCE OF 100.97 FEET TO THE POINT BEGINNING. CONTAINING 2524 SQUARE FEET, MORE OR LESS.

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

## COUNTY DEED

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **SUZAN M. McCANN**, whose address is 205 Pheasant Run, Ponte Vedra Beach, Florida 32082-2221, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

### WITNESSETH;

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 11, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 11 AS EXTENDED WESTERLY; BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOT 11; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 11 AS EXTENDED WESTERLY AND BOUNDED ON THE WEST BY SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS. CONTAINING 1500 SQUARE FEET, MORE OR LESS.

Exhibit "F" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **MICHAEL P. BRENNAN**, whose address is 207 Pheasant Run, Ponte Vedra Beach, Florida 32082, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 12, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 12 AS EXTENDED WESTERLY; BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOT 12; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 12 AS EXTENDED WESTERLY AND BOUNDED ON THE WEST BY SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS. CONTAINING 1500 SQUARE FEET, MORE OR LESS.

Exhibit "G" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **KEITH E. CLAUSEN** and **CHARLES H. KELLER**, as tenants in common, whose address is 2314 Barefoot Trace, Atlantic Beach, Florida 32233-6603, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 13, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 13 AS EXTENDED WESTERLY; BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOT 13; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 13 AS EXTENDED WESTERLY AND BOUNDED ON THE WEST BY SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS. CONTAINING 1500 SQUARE FEET, MORE OR LESS.

Exhibit "H" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **RENA GOLDEN**, whose address is 1147 Salt Creek Drive, Ponte Vedra Beach, Florida 32082, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 14, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 14 AS EXTENDED WESTERLY; BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOT 14; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 14 AS EXTENDED WESTERLY AND BOUNDED ON THE WEST BY SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS. CONTAINING 1500 SQUARE FEET, MORE OR LESS.

Exhibit "I" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **MITCHELL D. WILSON and SHELLY L. WILSON**, husband and wife, whose address is 213 Pheasant Run, Ponte Vedra Beach, Florida 32082-2221, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 15, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 15 AS EXTENDED WESTERLY; BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOT 15; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 15 AS EXTENDED WESTERLY AND BOUNDED ON THE WEST BY SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS. CONTAINING 1500 SQUARE FEET, MORE OR LESS.

Exhibit "J" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **DONALD L. PENNINGTON** and **MARY BETH PENNINGTON**, husband and wife, whose address is 215 Pheasant Run, Ponte Vedra Beach, Florida 32082-2221, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 16, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 16 AS EXTENDED WESTERLY; BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOT 16; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 16 AS EXTENDED WESTERLY AND BOUNDED ON THE WEST BY SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS. CONTAINING 1500 SQUARE FEET, MORE OR LESS.

Exhibit "K" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **ROBERT M. SCHUSTER** and **BARBARA P. SCHUSTER**, his wife, whose address is 101 Quail Cove, Ponte Vedra Beach, Florida 32082-2227, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 17, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AND BOUNDED AS FOLLOWS:

BOUNDED ON THE NORTH BY THE NORTH LINE OF SAID LOT 17 AS EXTENDED WESTERLY; BOUNDED ON THE EAST BY THE WEST LINE OF SAID LOT 17; BOUNDED ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 17 AS EXTENDED WESTERLY AND BOUNDED ON THE WEST BY SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78 OF SAID PUBLIC RECORDS. CONTAINING 1500 SQUARE FEET, MORE OR LESS.

Exhibit "L" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **GEORGE E. SMITH** and **VICKI SMITH**, husband and wife, whose address is 213 Greencrest Drive, Ponte Vedra Beach, Florida 32082, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance; to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 18, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 18, SOLANO WOODS; THENCE SOUTH  $88^{\circ}36'36''$  WEST, ALONG THE WESTERLY EXTENSION OF THE SOUTHERLY LINE OF SAID LOT 18, A DISTANCE OF 25.00 FEET; THENCE NORTH  $01^{\circ}23'24''$  WEST, ALONG THE EASTERLY BOUNDARY OF SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78, A DISTANCE OF 131.61 FEET; THENCE NORTH  $88^{\circ}36'36''$  EAST A DISTANCE OF 25.00 FEET TO THE NORTHWESTERLY CORNER OF AFOREMENTIONED LOT 18; THENCE SOUTH  $01^{\circ}23'24''$  EAST, ALONG THE WESTERLY LINE OF SAID LOT 18, A DISTANCE OF 131.61 FEET TO THE POINT BEGINNING. CONTAINING 3290 SQUARE FEET, MORE OR LESS.

Exhibit "M" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **KATHLEEN ANN SMILEY**, whose address is 105 Quail Cove, Ponte Vedra Beach, Florida 32082-2227, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOT 19, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 19, SOLANO WOODS; THENCE SOUTH 88°36'36" WEST A DISTANCE OF 25.00 FEET; THENCE NORTH 01°23'24" WEST, ALONG THE EASTERLY BOUNDARY OF SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78, A DISTANCE OF 45.00 FEET TO ITS INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY LINE OF SAID LOT 19; THENCE NORTH 88°36'36" EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 25.00; THENCE SOUTH 01°23'24" EAST, ALONG THE WESTERLY LINE OF SAID LOT 19, A DISTANCE OF 45.00 FEET TO THE POINT BEGINNING. CONTAINING 1125 SQUARE FEET, MORE OR LESS.

Exhibit "N" to Resolution

This Instrument Prepared By:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Johns County, Florida 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2013, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **SOLANO CAY HOMEOWNER'S ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is c/o Banning Management 6028 Chester Avenue, Suite 105, Jacksonville, Florida 32217, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises, which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;

g. Easements and rights of way of record.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

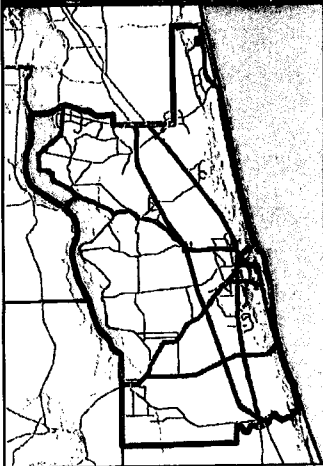
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2013, by John H. Morris, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

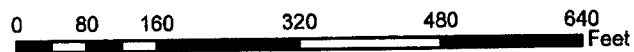
EXHIBIT "A"

SOLANO CAY PORTION

A PORTION OF THAT "25 FOOT STRIP RESERVED FOR STREET" AS SHOWN ON THE PLAT OF EL RANCHO ESTATES AS RECORDED IN MAP BOOK 6, PAGE 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THE SAME BEING A PART OF GOVERNMENT LOT 8, SECTION 21, TOWNSHIP 3 SOUTH, RANGE 29 EAST OF SAID COUNTY, LYING IMMEDIATELY WEST OF AND ADJACENT TO LOTS 1 THROUGH 5, SOLANO WOODS AS RECORDED IN MAP BOOK 16, PAGES 10 AND 11 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 1, SOLANO WOODS; THENCE SOUTH 88°36'36" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF SOLANO ROAD AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY, A DISTANCE OF 25.00 FEET; THENCE NORTH 01°23'24" WEST, ALONG THE EASTERLY BOUNDARY OF SOLANO CAY AS RECORDED IN MAP BOOK 21 PAGES 75 THROUGH 78, A DISTANCE OF 328.41 FEET; THENCE SOUTH 72°47'27" EAST A DISTANCE OF 26.38 FEET TO THE SOUTHEAST CORNER OF LOT 6 AFOREMENTIONED SOLANO WOODS; THENCE SOUTH 01°23'24" EAST, ALONG THE WESTERLY LINE OF AFOREMENTIONED LOTS 1 THROUGH 5, A DISTANCE OF 320.00 FEET TO THE POINT BEGINNING. CONTAINING 8105 SQUARE FEET, MORE OR LESS.



**Solano Woods Subdivision  
Strip of Land**



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
April 10, 2013  
(904) 209-0790



**2010 Aerial Imagery**

**DISCLAIMER.**  
This map is for reference use  
only. Data provided are derived  
from multiple sources with  
varying levels of accuracy.