

RESOLUTION NO. 2015- 115

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR DONATION OF A PARCEL OF LAND FOR CONSERVATION PURPOSES LOCATED WITHIN THE JACK WRIGHT ISLAND CONSERVATION AREA ON STATE ROAD 13.**

**RECITALS**

**WHEREAS**, A & S Land Development Company, has executed and presented a Special Warranty Deed for an eight acre parcel of land located within the Jack Wright Island conservation area owned by St. Johns County and more particularly described in Exhibit "A," attached hereto, incorporated by reference and made a part hereof; and

**WHEREAS**, the Environmental Division has stated this wetland parcel would be beneficial to the County for preservation purposes and is located within St. Johns River Water Management District Basin 4 where the County could use additional mitigation credits for future projects; and

**WHEREAS**, it is in the best interest of the County to accept this Special Warranty Deed to insure that the site will be preserved.

**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 Special Warranty Deed is hereby accepted.

Section 3. To the extent that there are scrivener's, typographical, 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.


Section 4. The Clerk of Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, this 5<sup>th</sup> day of May, 2015.

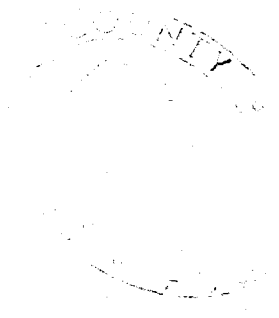
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

By:   
Priscilla L. Bennett, Chair

**Attest:** Cheryl Strickland, Clerk of Court

By:   
Deputy Clerk

RENDITION DATE 5/7/15



This Instrument Prepared By:  
Nanette Bradbury  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated \_\_\_\_\_ day of \_\_\_\_\_ 2015, is by and from **A & S LAND DEVELOPMENT COMPANY**, a Florida corporation, whose address is 10175 Fortune Parkway #1005, Jacksonville, Florida 32256, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, 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**

**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, 2015; 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:

A & S LAND DEVELOPMENT  
COMPANY, INC.

Melissa Lynn  
Print Name: Melissa Lynn

By: [Signature]  
Its: Vice President

Amardini  
Print Name: Angela Mardini

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2015, by Helen Breeding A & S Land Development Company, Inc., its Vice President who is personally known to me or has produced \_\_\_\_\_ as identification.

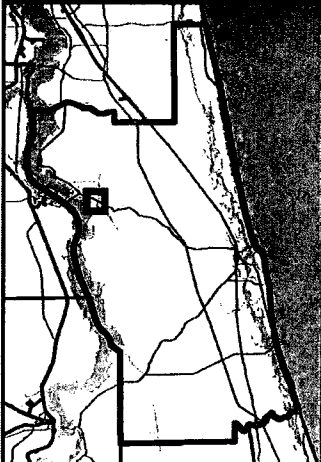
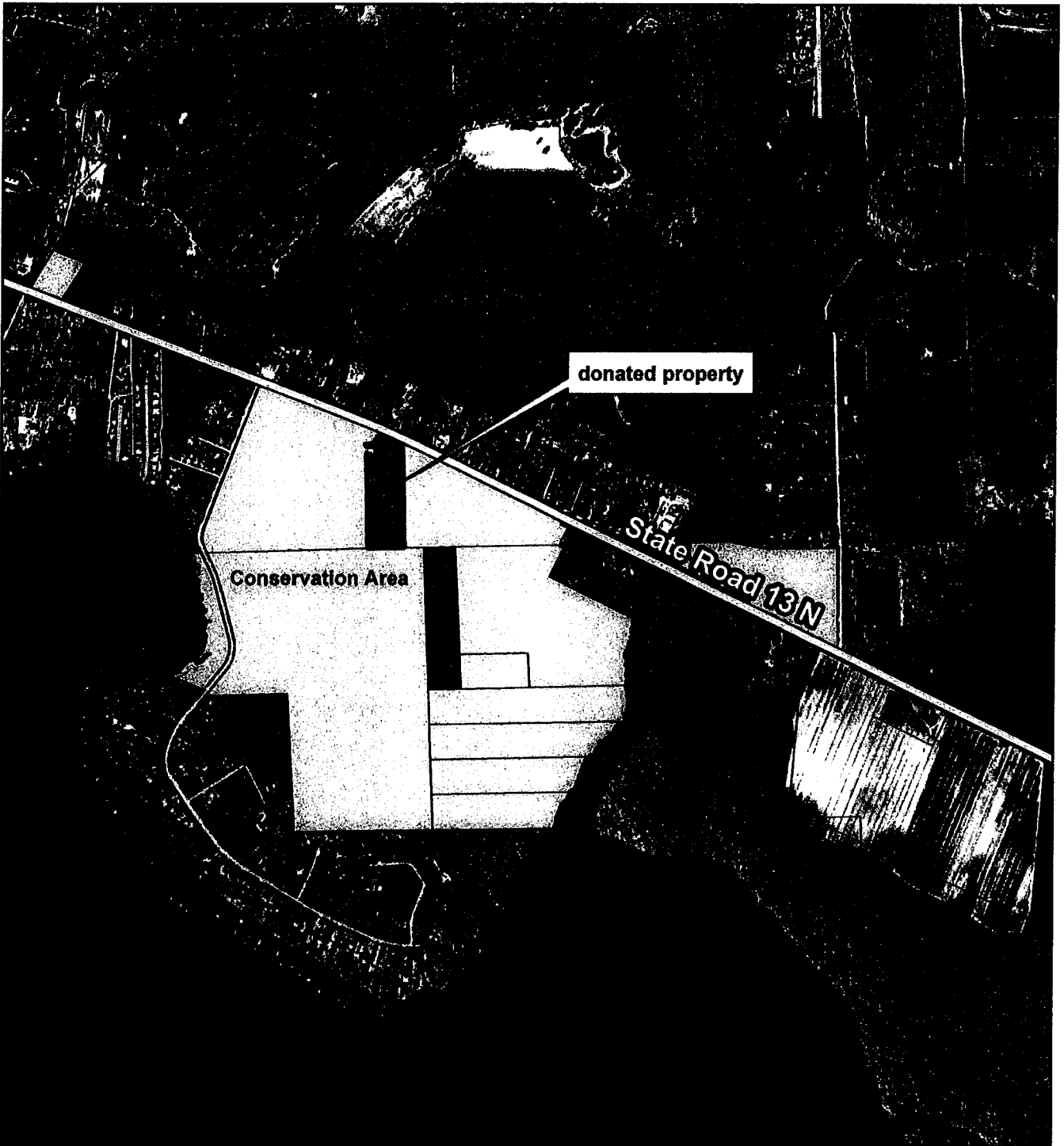
Amardini  
Notary Public



ANGELA MARDINI  
Notary Public, State of Florida  
My Comm. Expires Mar. 17, 2017  
Commission No. EE 884487

Exhibit "A" to Deed

A PART OF THE YNEZ GOMEZ GRANT, SECTION 45, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF JACK WRIGHT ISLAND ROAD WITH THE SOUTHERLY LINE OF THE YNEZ GOMEZ GRANT, SECTION 45 OF SAID TOWNSHIP AND RANGE (THE SAME BEING THE NORTHERLY LINE OF SAID SECTION 15); THENCE NORTH 88° 22' 00" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1540.06 FEET TO THE POINT OF BEGINNING FOR THE LAND HEREIN DESCRIBED; THENCE NORTH 01° 38' 00" WEST, A DISTANCE OF 905.37 FEET TO THE JURISDICTIONAL WETLANDS LINE AS FLAGGED BY COASTAL SCIENCE ASSOCIATES, INC., AUGUST 7, 1996; THENCE EASTERLY ALONG SAID JURISDICTIONAL WETLANDS LINE, THE FOLLOWING 11 COURSES: 1) SOUTH 66° 21' 29" EAST, A DISTANCE OF 62.27 FEET; 2) SOUTH 54° 10' 49" EAST, A DISTANCE OF 22.44 FEET; 3) NORTH 83° 57' 04" EAST, A DISTANCE OF 41.56 FEET; 4) NORTH 25° 40' 08" WEST, A DISTANCE OF 100.11 FEET; 5) NORTH 88° 29' 30" EAST, A DISTANCE OF 63.57 FEET; 6) NORTH 53° 22' 48" WEST, A DISTANCE OF 32.44 FEET; 7) NORTH 77° 12' 17" EAST, A DISTANCE OF 87.50 FEET; 8) NORTH 29° 29' 06" EAST, A DISTANCE OF 79.00 FEET; 9) SOUTH 85° 07' 41" EAST, A DISTANCE OF 37.51 FEET; 10) 66° 07' 37" EAST, A DISTANCE OF 183.10 FEET; 11) SOUTH 76° 41' 48" EAST, A DISTANCE OF 35.41 FEET; THENCE DEPARTING LAST SAID LINE SOUTH 01° 38' 00" EAST, A DISTANCE OF 975.69 FEET TO SAID SOUTHERLY LINE OF THE YNEZ GOMEZ GRANT; THENCE SOUTH 88° 22' 00" WEST, ALONG LAST SAID LINE A DISTANCE OF 349.25 FEET TO THE POINT OF BEGINNING.



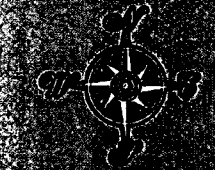
# Jack Wright Island Conservation Area property donation

0 475 950 1,900 2,850 3,800 Feet

St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
Date: March 30, 2015  
(904) 209-0788



2008 Aerial Imagery

DISCLAIMER  
This map can be used only for informational purposes and is not intended for any other use.