

RESOLUTION NO. 2016- 184

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION SITE TO SERVE DEERFIELD PRESERVE PHASE I OFF STATE ROAD 207.

RECITALS

WHEREAS, D.R. Horton, Inc. – Jacksonville has executed and presented to the County a Special Warranty Deed, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying a lift station site to serve Deerfield Preserve Phase I off State Road 207; and

WHEREAS, the water and sewer lines have been installed within public right-of-way therefore no utility easement is needed; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B," 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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

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

Section 3. To the extent that there are typographical, scrivener's, 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 Court is instructed to record the original Special Warranty Deed in the public records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of June, 2016.

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

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 6/23/16

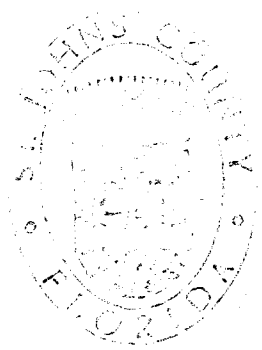


EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

Mark C. Dearing, Esquire
4220 Race Track Road
St. Johns, FL 32259

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 17 day of May 2016 is by and from **D.R. Horton, Inc. – Jacksonville**, whose address is 4220 Race Track Road, St. Johns, FL 32259, 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:

Tract "B", Deerfield Preserve Phase 1, as recorded in Map Book 75 Pages 21 through 26, public records of St. Johns County, Florida.

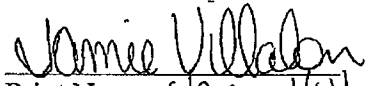
TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

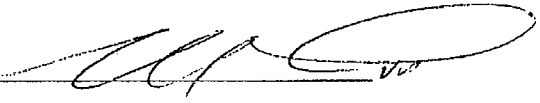
The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2014; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

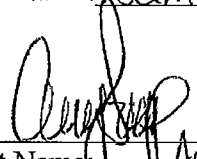
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

D.R. Horton, Inc. – Jacksonville, a Delaware corporation


Print Name: Jamie Villalon

By: 
Philip A. Fremento, Vice President


Print Name: Anthony Sharp

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

The foregoing instrument was acknowledged before me this 17 day of May, 2016, by Philip A. Fremento, Vice President of D.R. Horton, Inc. – Jacksonville, on its behalf, who is personally known to me.

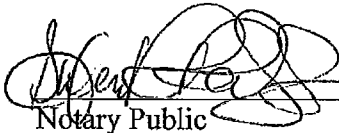

Notary Public





EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Deerfield Preserve Phase 1
DATE: May 5, 2016

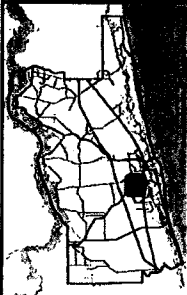
Please present the Special Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of the Lift Station Site for Deerfield Preserve Phase 1.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Deerfield Preserve Phase I



2013 Aerial Imagery
 0 500 1,000
 Feet
 May 20, 2016

Deerfield Preserve
 Phase I
 Special Warranty Deed

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764

Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate
 Division disclaims all responsibility
 for the accuracy or completeness
 of the data shown hereon.

