

RESOLUTION NO. 2016- 8

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING TWO LIFT STATION SITES TO SERVE PALENCIA NORTH PHASE I AND IIA.

RECITALS

WHEREAS, Sweetwater Creek Community Development District, a local unit of special-purpose government, has executed and presented to the County a Special Warranty Deed conveying two lift station sites, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, to serve to Palencia North Phase I and IIA; 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 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 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 day of January, 2016.

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

By: [Signature]
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

[Signature]
Deputy Clerk

RENDITION DATE 1/21/16



Exhibit "A" to Resolution

This Instrument Prepared By:

Wesley S. Haber, Esq.
Hopping Green & Sams, P.A.
119 South Monroe Street
Suite 300
Tallahassee, Florida 32301

Property Appraisers Parcel I.D.: 072151-0001 and 072151-0003

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 13 day of November 2015 is by and from **SWEETWATER CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government, whose address is 12051 Corporate Boulevard, Orlando, Florida 32817, 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 C (lift station site) of PALENCIA NORTH PHASE I, according to Plat thereof, as recorded in Plat Book 62, Page 77 of the Public Records of St. Johns County, Florida; and

Tracts E and L (lift station site) of PALENCIA NORTH PHASE IIA, according to Plat thereof, as recorded in Plat Book 65, Page 10 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

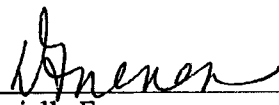
that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2014; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

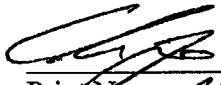
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

SWEETWATER CREEK
COMMUNITY DEVELOPMENT
DISTRICT


Print Name: Cynthia Arnold

By: 
Danielle Foreman
Its: Chairperson


Print Name: Charles Mayo

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 13th day of November, 2015, by Danielle Foreman, as Chairperson of the Sweetwater Creek Community Development District, who is personally known to me or has produced _____ as identification.


Notary Public





St. Johns County Board of County Commissioners

Utility Department

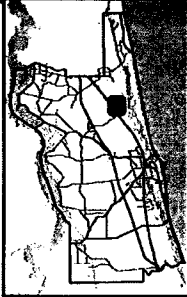
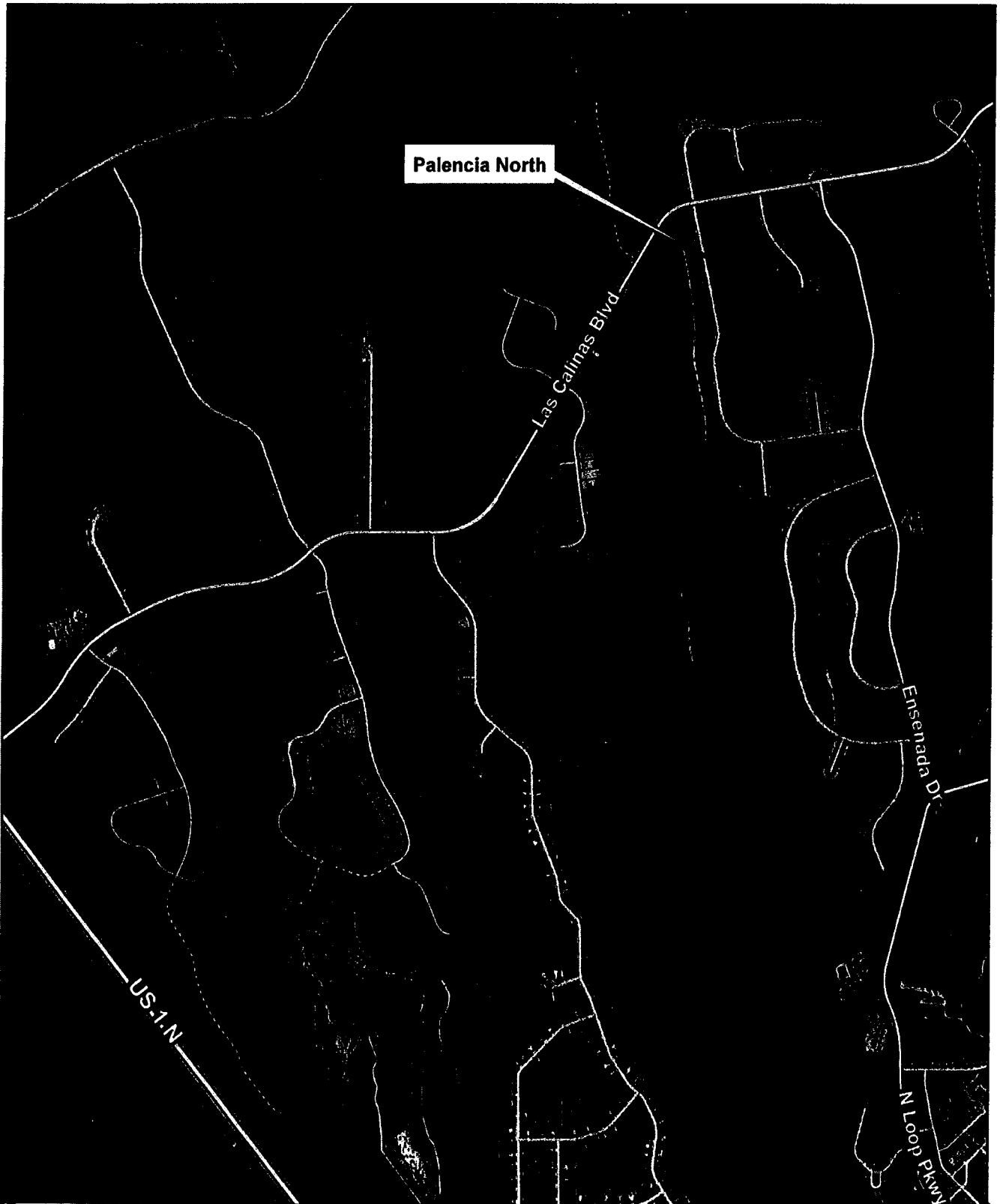
INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Palencia North Phase 1 and Phase 2A Lift Stations
DATE: December 1, 2015

Please present the Lift Station Deeds to the Board of County Commissioners (BCC) for final approval and acceptance of Palencia North Phase 1 and Phase 2A.

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.




 2013 Aerial Imagery
 010200
 Feet
 December 2, 2015

Palencia North Lift Station conveyance

**Land Management
 Systems
 Real Estate
 Division**
 (904) 209-0762
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.

