

RESOLUTION NO. 2019- 16

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FOR TRACT D AND TRACT I OF SEVILLA AT WORLD COMMERCE PHASE TWO LOCATED BETWEEN INTERNATIONAL GOLF PARKWAY AND INTERSTATE 95.**

**RECITALS**

**WHEREAS**, the Plat of Sevilla at World Commerce Phase Two dedicated Tract "D" and Tract "I" to St. Johns County Utility Department for use in conjunction with its water distribution system; and

**WHEREAS**, World Commerce Residential, LLC, a Florida limited liability company, has executed and presented to the County a Quit Claim Deed, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying all right, title, interest and claim in Tract "D" and Tract "I" of Sevilla at World Commerce Phase Two to St. Johns County; 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 Quit Claim Deed for the health, safety and welfare of the citizens of St. Johns County.

**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 Quit Claim 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 Court is instructed to record the original Quit Claim Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15 day of January, 2019.

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

By: Paul M. Waldron  
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

RENDITION DATE 1/17/19

Pam Halterman  
Deputy Clerk

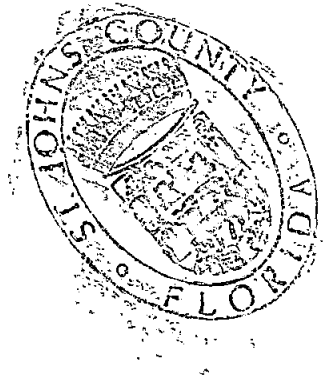


EXHIBIT "A" TO RESOLUTION

Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

QUIT CLAIM DEED

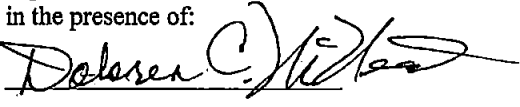
**THIS QUIT-CLAIM DEED**, executed this 30 day of November, 2018, by **WORLD COMMERCE RESIDENTIAL, LLC**, a Florida limited liability company, whose address is 414 Old Hard Road, Suite 201, Orange Park, Florida 32003, first party, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, second party:

**WITNESSETH:** That the said first party for and in consideration of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand in which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

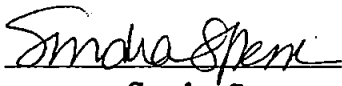
Tracts "D" and "I" as shown on plat of Sevilla At World Commerce Phase Two as recorded in Map Book 56, page 91, of the public records of St. Johns County, Florida.


**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered  
in the presence of:  
  
Print Name: Dolores C. McNeal

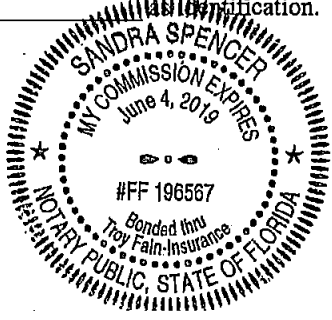
WORLD COMMERCE RESIDENTIAL, LLC,  
a Florida limited liability company  
  
By: The Wood Development Company of  
Jacksonville, a Florida corporation, Its  
Managing Member

  
Print Name: Sandra Spencer

Signature:   
Print Name: James Ricky Wood  
Title: President

STATE OF FLORIDA  
COUNTY OF ADJ

The foregoing instrument was acknowledged before me this 30 day of November, 2018, by James Ricky Wood, the President, of The Wood Development Company of Jacksonville, a Florida corporation, on behalf of the company, who is personally known to me or has produced \_\_\_\_\_ identification.




  
Notary Public  
My Commission Expires: 6.4.19

EXHIBIT "B" TO RESOLUTION



**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

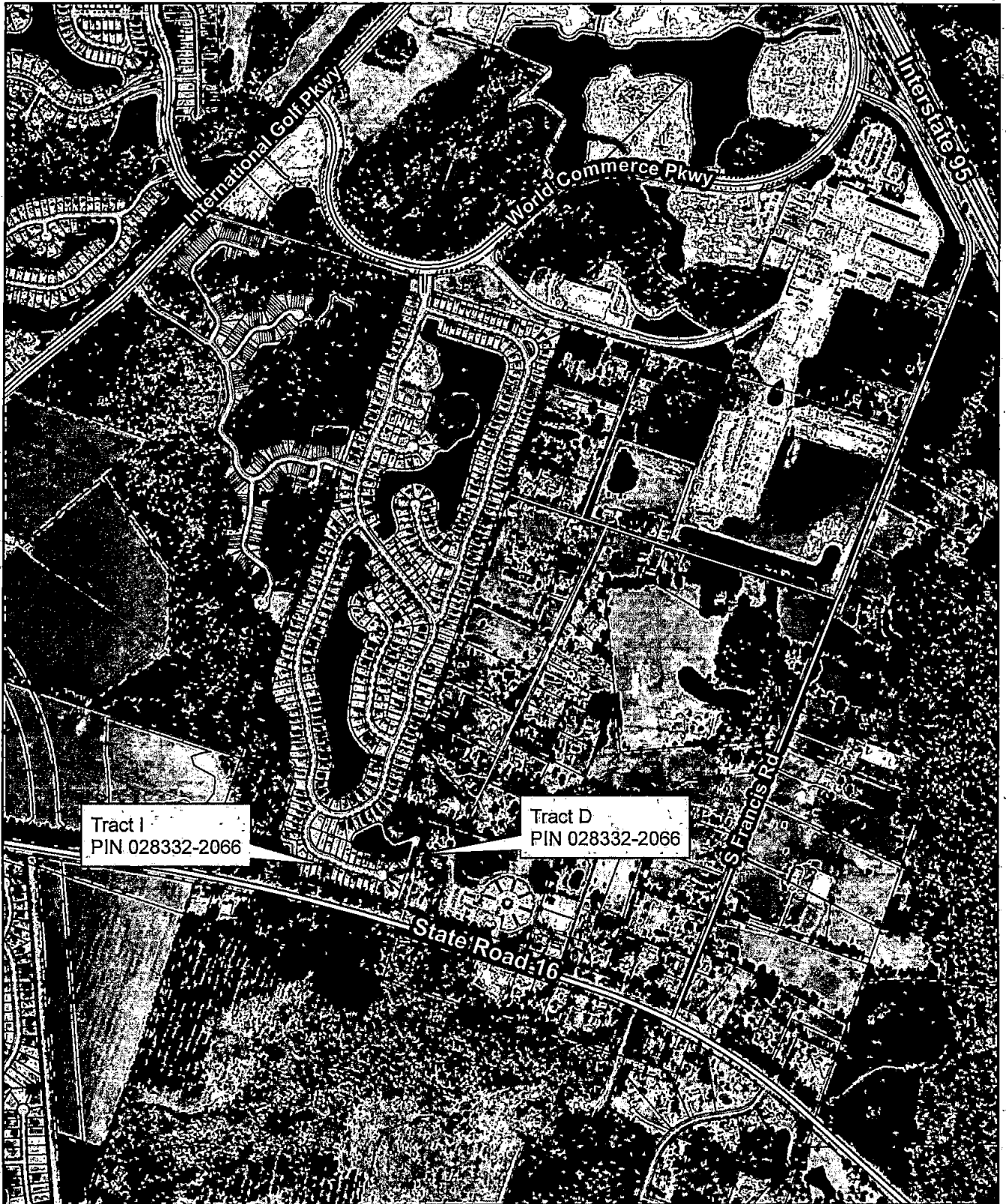
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TO: Sheri Lewis, Real Estate Coordinator  
FROM: Larry Miller, Chief Engineer  
SUBJECT: Tract D and I of Sevilla at World Commerce Phase Two  
DATE: December 6, 2018

Please present the Quit Claim to the Board of County Commissioners (BCC) for final approval and acceptance.

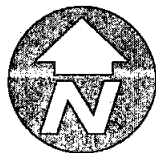
After acceptance by BCC, please provide the Utility Department with a copy of the executed documents for our file.

Your support and cooperation as always are greatly appreciated.



Tract I  
PIN 028332-2066

Tract D  
PIN 028332-2066



2013 Aerial Imagery  
0 250 500  
Feet  
December 6, 2018

Quit Claim Deed  
Tract D and I

*Sevilla at World Commerce  
Phase Two*

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.

