

RESOLUTION NO. 2019- 376

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, AND BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE SEWER SYSTEM TO SERVE 7284 A1A SOUTH.**

**RECITALS**

**WHEREAS**, Jorge Casimiro has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit "A" incorporated by reference and made a part hereof, conveying all personal property associated with the sewer system to serve 7284 A1A South; and

**WHEREAS**, D. Armstrong Contracting, LLC, a Florida limited liability company has executed and presented to the County a Final Release of Lien and a Warranty for work performed at 7284 A1A South, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D", 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 Bill of Sale and Schedule of Values, Final Release of Lien, and Warranty, attached and incorporated hereto, are 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 Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 5th day of November, 2019.

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

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

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman  
Deputy Clerk

RENDITION DATE 11/6/19

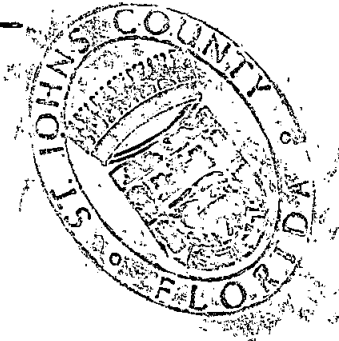


Exhibit "A" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Casimiro, Jorge (Lift Station)**

Jorge Casimiro, 7284 A1A South, St. Augustine, Florida 32080, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR

**Casimiro, Jorge (Lift Station)**

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 10<sup>th</sup> of July, 2019

WITNESS:

[Signature]  
Witness Signature

HONACIO MARTINEZ  
Print Witness Name

OWNER:

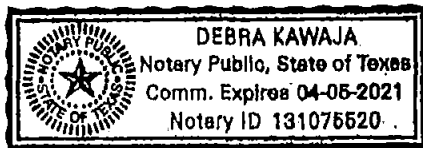
[Signature]  
Owner's Signature

JORGE CASIMIRO  
Print Owner's Name

State of TEXAS  
County of HAMILTON

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of JULY, 2019, by JORGE CASIMIRO who is personally known to me or has produced DRIVERS LICENSE as identification.

[Signature]  
Notary Public







**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$8,000.00 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through February 15<sup>th</sup> 2019 to Corner Construction Services to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR: Casimiro, Jorge 7284 A1A South (Lift Station) St. Augustine FL 32080”

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

**IN WITNESS WHEREOF**, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 15<sup>th</sup> of July, 2019.

**WITNESS:**

Christine Burton  
Witness Signature

Christine Burton  
Print Witness Name

**OWNER:**

Dennis Armstrong  
Lienor's Signature

Dennis Armstrong  
Print Lienor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of July, 2019, by Dennis Armstrong who is personally known to me or has produced \_\_\_\_\_ as identification.

Christine Burton  
Notary Public







**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: February 15<sup>th</sup> 2019

Project Title: Casimiro Jorge Residential (Lift Station)  
7284 A1A South  
St. Augustine FL 32080

FROM: D Armstrong Contracting  
9957 Moorings Dr. Ste #405  
Jacksonville, FL 32257

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

*Dennis Armstrong*  
Contractor's Signature

Dennis Armstrong  
Print Contractor's Name

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of July, 2019, by Dennis Armstrong who is personally known to me or has produced \_\_\_\_\_ as identification.



*Christine Burton*  
Notary Public



Exhibit "D" to Resolution

## St. Johns County Board of County Commissioners

Utility Department

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### INTEROFFICE MEMORANDUM

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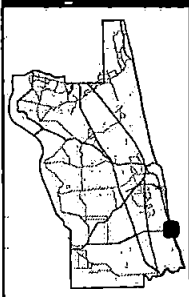
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: 7284 A1A South – FM Extension  
DATE: September 10, 2019

Please present the Bill of Sale, Schedule of Values, Release of Lien, Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of 7284 A1A South – FM Extension.

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.



2016 Aerial Imagery

0 160 320 640  
Feet

Date: 9/21/2019

*Bill of Sale, Schedule  
of Values, Final Release  
of Lien, Warranty*

**7284 A1A South**

Land Management  
Systems  
Real Estate  
Division  
(904) 209-0782

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 herein.

