

RESOLUTION NO. 2021- 486

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A CORRECTIVE WARRANTY DEED FOR A PORTION OF THE RIGHT-OF-WAY OF PORTER ROAD AND AUTHORIZING THE CHAIR TO EXECUTE A COUNTY DEED TO CLEAR THE TITLE TO CERTAIN PROPERTY LOCATED WEST OF PORTER ROAD.

RECITALS

WHEREAS, St. Johns County (“County”) was conveyed the easterly 33 feet of Government Lot 10, Section 26, Township 6 South, Range 29 East, in deed recorded in Deed Book 245, page 101, of the public records of St. Johns County, Florida, for a portion of the right-of-way of Porter Road (“Right-of-Way”); and

WHEREAS, a recent survey of the property west of the Right-of-Way owned by Doris Fay Wameling, as Trustee of the Doris W. Porter Living Trust and as Trustee of the Fed Nesbit Living Trust, dated May 20, 1999 (“Porter Trust”) shows that the Right-of-Way actually lies within Government Lot 11 of said Township and Range instead of Government Lot 10; and

WHEREAS, the County and Porter Trust desire to correct the legal description in the original deed for the Right-of-Way by Porter Trust executing a Corrective Warranty Deed, to the County, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, and the County executing a County Deed, to Porter Trust, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, to convey any County interest in Government Lot 10; and

WHEREAS, acceptance of the Corrective Warranty Deed will establish a uniform right-of-way for that portion of Porter Road as its lines up with the other side of the right-of-way that was conveyed to the County at the same time as the original deed.

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 into the body of this Resolution and such Recitals are adopted as findings of fact.

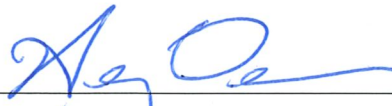
Section 2. The Board of County Commissioners hereby accepts the Corrective Warranty Deed and authorizes the Chair to execute the County Deed on behalf of the County.

Section 3. The Clerk is instructed to record the Corrective Deed and the County Deed in the public records of St. Johns County, Florida.


Section 4. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 16th day of November, 2021.

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

By: 
Henry Dean, Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

RENDITION DATE NOV 18 2021



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

**CORRECTIVE
WARRANTY DEED**

THIS CORRECTIVE WARRANTY DEED made and executed this ____ day of _____, 2021, by **DORIS W. PORTER**, and **DORIS FAY WAMELING**, Individually and as Trustee of the **DORIS W. PORTER LIVING TRUST**, dated May 20, 1999 and Trustee of the **FED NESBIT PORTER LIVING TRUST**, dated May 20, 1999, whose address is 5015 Porter Road, St. Augustine, Florida 32095-6218, hereinafter called the Grantor, to **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:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, 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, lying and being in St. Johns County, State of Florida, described as follows:

The Easterly Thirty-three (33) feet of Government Lot Eleven (11), Section Twenty-six (26), Township Six (6) South, Range Twenty-nine (29) East, St. Johns County, Florida.

THIS CORRECTIVE WARRANTY DEED IS GIVEN TO CORRECT THE LEGAL DESCRIPTION IN THAT CERTAIN WARRANTY DEED DATED NOVEMBER 13, 1957 AND RECORDED IN DEED BOOK 245, PAGE 101, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any.

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

Signed, sealed and delivered
in the presence of:

GRANTOR:

Print Name _____

Doris W. Porter

By: _____
Doris Fay Wameling, her attorney-in-fact

Print Name _____

Doris Fay Wameling

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2021, by Doris Fay Wameling.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

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

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, made this ____ day of _____, 2021, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **DORIS FAY WAMELING**, as Trustee of the **DORIS W. PORTER LIVING TRUST** dated May 20, 1999 and as Trustee of the **FED NESBIT PORTER LIVING TRUST** dated May 20, 1999, whose address is 5015 Porter Road, St. Augustine, Florida 32095-6218, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

WITNESSETH;

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

The Easterly Thirty-three (33) feet of Government Lot Ten (10), Section Twenty-Six (26), Township Six (6) South, Range Twenty-nine (29) East, St. Johns County, Florida.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Pursuant to Section 270.11, Florida Statutes, Grantor does NOT reserve any right, title or interest in or to any phosphate, minerals, metals or petroleum that are or may be in, on or under the Property or any right to mine or develop same, and Grantor specifically releases and waives any rights under such statute with respect to the Property.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

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

ATTEST: _____

BY: _____
Chair

Print Name: _____

Clerk (or Deputy Clerk)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2021, by _____, Chair of the Board of County Commissioners.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



2019 Aerial Imagery
October 21, 2021

*Corrective Deed
Porter Road*

Land Management
Systems
Real Estate
Division
(904) 209-0790

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.

