

# RUSTY LAW

The Law Office of J. Russell Collins

August 29th, 2016

VIA USPS

Mr. Ron L. Warren  
6442 Windmill Gate Road  
Miami Lakes, Florida 33014

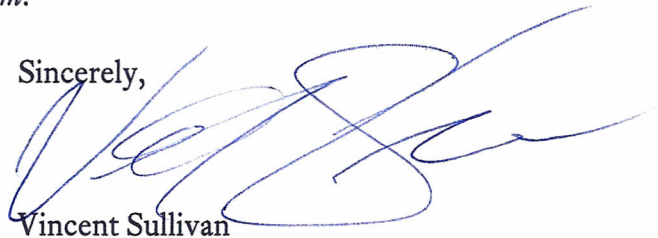
RE: Hiatus Property Located in Saint Johns County

Dear Mr. Warren:

I hope this letter finds you well. I have included, with this letter, the following Documents:  
1) the original Quit-Claim Deed from Etta B. Germain, Trustee of the Germain Family Trust; 2) Recorded copy of the Quit-Claim Deed as recorded in the Public Records of Saint Johns County, Florida; 3) the original Agreement between all parties; and 4) a recorded copy of the Agreement as recorded in the Public Records of Saint Johns County, Florida.

This concludes the scope of our involvement in this transaction and as such we have closed our file. If there are any questions I can answer for you, please do not hesitate to reach out to me at (904) 829-6600 or via e-mail at [vincent@rustylaw.com](mailto:vincent@rustylaw.com).

Sincerely,



Vincent Sullivan

Enclosure: As Noted  
CC: File

Prepared by: J. Russell Collins - 5856  
2493 US Highway 1 South  
Saint Augustine, Florida 32086

**PREPARED WITHOUT REQUEST  
FOR EXAMINATION OF TITLE**

Return to: Ron L. Warren  
6442 Windmill Gate Road  
Miami Lakes, Florida 33014-6024

<b>Recorded Electronically</b>	
ID	<u>20160055604</u>
County	<u>Saint Johns</u>
Date	<u>8/25/16</u> Time <u>3:52pm</u>
Simplifile.com 800.480.5657	

(Space above reserved for recording data)

## QUIT-CLAIM DEED

**THIS INDENTURE** made this **25th** day of **August, 2016** BETWEEN **Etta B. Germain, Trustee of the Germain Family Trust, GRANTOR\***, whose post office address is 1751 Woodlawn Road, Saint Augustine, Florida 32084-8538, and **Ron L. Warren, a single person and Mirey Mualin, a single person, GRANTEE\***, whose post office address is 6442 Windmill Gate Road, Miami Lakes, Florida 33014-6024.

WITNESSETH, That said Grantor, for and in consideration of the sum of **TEN AND 00/100'S (\$10.00)** Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

**See Exhibit A attached and made a part hereof.**

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

\*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Witness:

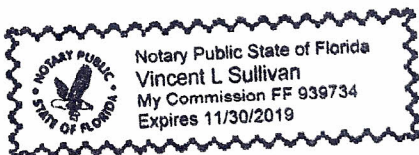
Witness:

Etta B. Germain  
Etta B. Germain, Trustee

**COUNTY OF SAINT JOHNS  
STATE OF FLORIDA**

**THE FOREGOING INSTRUMENT** was acknowledged before me on **August 25th, 2016** by **Etta B. Germain, Trustee of the Germain Family Trust** who has produced a Driver's License as identification.

[Seal]



Vincent L. Sullivan  
Notary Public: Vincent L. Sullivan  
My commission expires: 11/30/2019

(Space above reserved for recording data)

## EXHIBIT "A"

A parcel of land situated in Government Lot 4, Section 3, Township 7 South, Range 29 East, Saint Johns County, Florida and being more particularly bounded and described as follows:

COMMENCE at the intersection of the West right of way line of Woodlawn Road, as it currently exists, with the North right of way line of State Road No. 16, as it currently exists; thence North  $89^{\circ}36'34''$  West, along said North right of way line, a distance of 209.28 feet; thence North  $01^{\circ}00'00''$  East, along the West line of said Government Lot 4, a distance of 248.03 feet to the POINT OF BEGINNING for the herein described parcel said point also being the Northwest corner of those lands described in Official Records Book 1857, Page 1108 of said public records; thence continue along said West line of Government Lot 4, North  $01^{\circ}00'00''$  East, a distance of 395.97 feet to the Southwest corner of those lands described in Official Records Book 192, Page 34 of the public records of said county; thence South  $89^{\circ}30'45''$  East, along said South line of those lands described in Official Records Book 192, Page 34, a distance of 17.69 feet; thence South  $00^{\circ}44'53''$  West, a distance of 395.99 feet to the North line of those lands described in Official Records Book 1857, Page 1108 of said public records; thence North  $89^{\circ}25'29''$  West, along said north line of those lands described in Official Records Book 1857, Page 1108, a distance of 18.56 feet to the POINT OF BEGINNING.



Prepared by: J. Russell Collins - 5856  
2493 US Highway 1 South  
Saint Augustine, Florida 32086

**PREPARED WITHOUT REQUEST  
FOR EXAMINATION OF TITLE**

Return to: Ron L. Warren  
6442 Windmill Gate Road  
Miami Lakes, Florida 33014-6024

(Space above reserved for recording data)

## QUIT-CLAIM DEED

THIS INDENTURE made this 25th day of August, 2016 BETWEEN Etta B. Germain, Trustee of the Germain Family Trust, GRANTOR\*, whose post office address is 1751 Woodlawn Road, Saint Augustine, Florida 32084-8538, and Ron L. Warren, a single person and Mirey Mualin, a single person, GRANTEE\*, whose post office address is 6442 Windmill Gate Road, Miami Lakes, Florida 33014-6024.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the grantee and grantee's heirs forever the following described land located in the County of Saint Johns, State of Florida, to-wit:

See Exhibit A attached and made a part hereof.

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

\*Singular and plural are interchangeable, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

WITNESSES

Witness: Cindy Brown

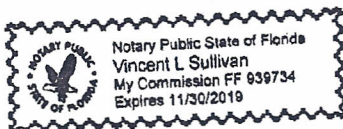
Witness: Vincent L Sullivan

Etta B. Germain  
Etta B. Germain, Trustee

COUNTY OF SAINT JOHNS  
STATE OF FLORIDA

THE FOREGOING INSTRUMENT was acknowledged before me, on August 25th, 2016 by Etta B. Germain, Trustee of the Germain Family Trust who has produced a Driver's License as identification.

[Seal]



Vincent L Sullivan  
Notary Public: Vincent L Sullivan  
My commission expires: 11/30/2019



(Space above reserved for recording data)

## EXHIBIT "A"

A parcel of land situated in Government Lot 4, Section 3, Township 7 South, Range 29 East, Saint Johns County, Florida and being more particularly bounded and described as follows:

COMMENCE at the intersection of the West right of way line of Woodlawn Road, as it currently exists, with the North right of way line of State Road No. 16, as it currently exists; thence North  $89^{\circ}36'34''$  West, along said North right of way line, a distance of 209.28 feet; thence North  $01^{\circ}00'00''$  East, along the West line of said Government Lot 4, a distance of 248.03 feet to the POINT OF BEGINNING for the herein described parcel said point also being the Northwest corner of those lands described in Official Records Book 1857, Page 1108 of said public records; thence continue along said West line of Government Lot 4, North  $01^{\circ}00'00''$  East, a distance of 395.97 feet to the Southwest corner of those lands described in Official Records Book 192, Page 34 of the public records of said county; thence South  $89^{\circ}30'45''$  East, along said South line of those lands described in Official Records Book 192, Page 34, a distance of 17.69 feet; thence South  $00^{\circ}44'53''$  West, a distance of 395.99 feet to the North line of those lands described in Official Records Book 1857, Page 1108 of said public records; thence North  $89^{\circ}25'29''$  West, along said north line of those lands described in Official Records Book 1857, Page 1108, a distance of 18.56 feet to the POINT OF BEGINNING.

This instrument will serve as a mutual agreement between Etta M. Germain representing "The Germain Family Trust" located 1751 Woodlawn Road St. Augustine FL 32084 and owners Ron L. Warren and Mirey Mualin located at 930 State Road 16 St. Augustine, FL 32084 concerning their conjoining property lines.

For the "Germain Family Trust" the Parcel ID is STRAP# 0847000000

For Ron L Warren and Mirey Mualin the Parcel ID is STRAP # 0864100000

Located between these two parcels is a strip of land running North and South with both its East and West Sides equal distance of 391.57' and Running East and West for 37.13' as recorded on the South end and 35.28' as recorded on the North end. (Please see attached Ancient City Surveying boundary survey dated 6/24/16 to certify the numbers in this document)

This strip of land in question is considered by St. Johns County's Senior Planner (Mike Roberson) as caught in Hiatus as a result of conflicting East and West bound surveys.

In order to resolve ownership, both parties mutually agree to subdivide this land equally between both parcels ID's listed above and have Ancient City Surveying reflect this request on their recent boundary survey dated 6-24-2016. Both parties also agree to sign Quit Claim Deeds conveying ownership to the respective parties. The amended survey along with this letter and quick claim deeds are to be filed with the St. Johns County Clerk of the Court to be recorded into public records and further recorded with the St. Johns County Property Appraiser's office.

Both parties also agree to equally share the cost of the survey listed above, the respective Quit Claim Deed and any necessary filing fees incurred with St. Johns County.

Ron L. Warren and Mirey Mualin

*[Handwritten signatures of Ron L. Warren and Mirey Mualin]*



Yolima Fabregas  
Commission # FF178520  
Expires: NOV 20, 2018  
BONDED THRU  
1ST FLORIDA NOTARY, LLC

STATE OF FLORIDA  
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 4 day of Augo, 2016,  
by (name of person acknowledging). Ronald Lee Warren FL Driver License W650-732-51-107-0

**Florida Notary Jurat and Oath Wording**

STATE OF FLORIDA  
COUNTY OF Miami-Dade

Sworn to (or affirmed) and subscribed before me this 4 day of Augo, 2016, by  
(name of person making statement). Mirey Sofia Mualin



Yolima Fabregas  
Commission # FF178520  
Expires: NOV 20, 2018  
BONDED THRU  
1ST FLORIDA NOTARY, LLC

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)  
(Name of Notary Typed, Printed, or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification M450557-70-870-0  
Type of Identification Produced \_\_\_\_\_

Etta Germain for "Germain Family Trust

Etta B Germain

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2016  
by (name of person acknowledging).

**Florida Notary Jurat and Oath Wording**

STATE OF FLORIDA

COUNTY OF St. Johns

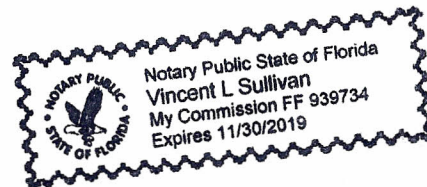
Sworn to (or affirmed) and subscribed before me this 25<sup>th</sup> day of August, 2016, by  
(name of person making statement).

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)  
(Name of Notary Typed, Printed, or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification ✓

Type of Identification Produced FL Identification Card





# SKETCH OF LEGAL



## DESCRIPTION

BY SURVEYOR  
A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 4, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:  
COMMENCE AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF WOODLAWN ROAD, AS IT CURRENTLY EXISTS, WITH THE NORTH RIGHT OF WAY LINE OF STATE ROAD No. 16, AS IT CURRENTLY EXISTS; THENCE N 89°36'34" W, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 209.28 FEET; THENCE W 01°00'00" E, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 4, A DISTANCE OF 248.03 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL SAID POINT ALSO BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1857, PAGE 1108 OF SAID PUBLIC RECORDS; THENCE CONTINUE ALONG SAID WEST LINE OF GOVERNMENT LOT 4, N 01°00'00" E, A DISTANCE OF 395.97 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 182, PAGE 34 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S 89°30'45" E, ALONG SAID SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 182, PAGE 34, A DISTANCE OF 17.69 FEET; THENCE S 00°44'53" W, A DISTANCE OF 395.99 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1857, PAGE 1108 OF SAID PUBLIC RECORDS; THENCE N 89°25'29" W, ALONG SAID NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1857, PAGE 1108, A DISTANCE OF 18.56 FEET TO THE POINT OF BEGINNING.  
THE AFORESAID PARCEL CONTAINS 0.165 ACRES MORE OR LESS.

## LEGEND

POC = POINT OF COMMENCING  
POB = POINT OF BEGINNING  
R/W = RIGHT OF WAY  
LB = LICENSED BUSINESS  
CONC = CONCRETE  
(R) = RECORD  
(M) = MEASURED  
PP = POWER POLE  
CHW = OVERHEAD WIRE(S)  
WM = WATER METER  
EM = ELECTRIC METER  
CMP = CORRUGATED METAL PIPE  
MES = MITERED END SECTION

## NOTES

THE PARCEL OF LAND AS SHOWN HEREON LIES WITHIN FEDERAL FLOOD ZONE "X" (AREA OUTSIDE 0.2% ANNUAL CHANCE OF FLOOD) AS DEPICTED ON FLOOD INSURANCE RATE MAP, No. 12109C-0311-H, COMMUNITY No. 125147 FOR ST. JOHNS COUNTY, FLORIDA AS REVISED 09/02/04. <http://www2.gis.boccc.co.at-johns.fl.us/fmap/>  
THE BASIS OF BEARING AS SHOWN HEREON IS THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD No. 16 HAVING AN ASSUMED BEARING OF N 89°36'34" W.  
OWNERSHIP OF FENCES NOT DETERMINED BY THIS SKETCH.  
FENCE POSITIONS MAY BE SHOWN EXAGGERATED FOR CLARITY.  
ALL CALCULATED DATA IS BASED ON FIELD MEASUREMENT.  
ENCROACHMENTS AS SHOWN HEREON ARE ONLY THOSE ABOVEGROUND, VISIBLE OBJECTS OBSERVED BY THE SURVEYOR.  
THIS SKETCH DOES NOT REFLECT OR DETERMINE OWNERSHIP.  
NO UNDERGROUND STRUCTURES, UTILITIES OR FOUNDATIONS WERE LOCATED OR DETERMINED BY THIS SKETCH.  
THE PARCEL OF LAND AS SHOWN HEREON WAS NOT ABSTRACTED FOR DEEDS, DEED RESTRICTIONS, EASEMENTS OR RIGHTS OF WAY OF RECORD.  
THIS SKETCH IS NOT VALID UNLESS IT IS SIGNED AND EMBOSSED WITH THE SIGNING SURVEYORS SEAL.  
THIS SKETCH IS CERTIFIED TO AND FOR THE USE AND BENEFIT OF: RON WARREN  
SUBJECT TO THE ABOVE CONDITIONS AND RESTRICTIONS I HEREBY CERTIFY THAT THE SKETCH SHOWN HEREON WAS PERFORMED BY EITHER MYSELF OR UNDER MY DIRECT SUPERVISION AND THAT ALL OF THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT THIS SKETCH CONFORMS TO SECTIONS 54-17.051, 54-17.052 OF THE FLORIDA ADMINISTRATIVE CODE.

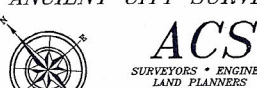
NOT A BOUNDARY SURVEY

STATE ROAD No. 16  
R/W VARIES - PAVED

0 40 80 120  
SCALE: 1 INCH = 40 FEET

SEAL

ANCIENT CITY SURVEYING  
1877111



4425 U.S. HIGHWAY No. 1 SOUTH, SUITE 401  
ST. AUGUSTINE, FLORIDA 32086  
PHONE: 904-797-9067 FAX: 904-797-8027

## SKETCH OF LEGAL

RON WARREN  
930 STATE ROAD No. 16  
ST. AUGUSTINE, FLORIDA

DATE OF SKETCH: 08/22/2016  
FIELD BOOK/PAGE(S): 386/45  
DRAWING SCALE: 1" = 30'  
JOB NUMBER: 16-300

REVISIONS

08/22/2016 3:58PM \\ron\projects\sketches\2016\16-300\16-300001-MEET.dwg

OFFICIAL RECORDS BOOK 3886, PAGE(S) 1825  
S 89°25'21" E (M) 180.68'(M)

OFFICIAL RECORDS BOOK 192, PAGE(S) 34

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NOT A BOUNDARY SURVEY

STATE ROAD No. 16  
R/W VARIES - PAVED

0 40 80 120  
SCALE: 1 INCH = 40 FEET

SEAL

ANCIENT CITY SURVEYING  
1897111  
**ACS**  
SURVEYORS • ENGINEERS  
LAND PLANNERS  
4426 U.S. HIGHWAY No. 1 SOUTH, SUITE 401  
ST. AUGUSTINE, FLORIDA 32084  
PHONE: 904-797-9967 FAX: 904-797-8027

## SKETCH OF LEGAL

RON WARREN  
930 STATE ROAD No. 16  
ST. AUGUSTINE, FLORIDA

DATE OF SKETCH: 08/22/2016  
FIELD BOOK/PAGE(S): 388/45-47  
DRAWING SCALE: 1" = 30'  
JOB NUMBER: 16-300

REVISIONS

08/22/2016 3:08PM \\P:\proj\gprj\ACS\2016\16-300\dwg\16-300050-1-WEST.dwg

Page1

This instrument will serve as a mutual agreement between Etta M. Germain representing "The Germain Family Trust" located 1751 Woodlawn Road St. Augustine FL 32084 and owners Ron L. Warren and Mirey Mualin located at 930 State Road 16 St. Augustine, FL 32084 concerning their adjoining property lines.

For the "Germain Family Trust" the Parcel ID is STRAP# 0847000000

For Ron L Warren and Mirey Mualin the Parcel ID is STRAP # 0864100000

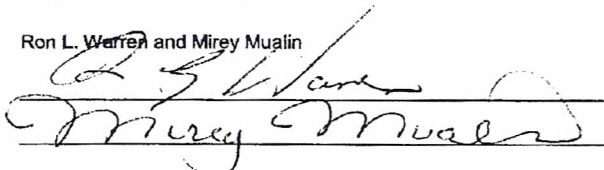
Located between these two parcels is a strip of land running North and South with both its East and West Sides equal distance of 391.57' and Running East and West for 37.13' as recorded on the South end and 35.28' as recorded on the North end. (Please see attached Ancient City Surveying boundary survey dated 6/24/16 to certify the numbers in this document)

This strip of land in question is considered by St. Johns County's Senior Planner (Mike Roberson) as caught in Hiatus as a result of conflicting East and West bound surveys.

In order to resolve ownership, both parties mutually agree to subdivide this land equally between both parcels ID's listed above and have Ancient City Surveying reflect this request on their recent boundary survey dated 6-24-2016. Both parties also agree to sign Quit Claim Deeds conveying ownership to the respective parties. The amended survey along with this letter and quick claim deeds are to be filed with the St. Johns County Clerk of the Court to be recorded into public records and further recorded with the St. Johns County Property Appraiser's office.

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Ron L. Warren and Mirey Mualin



Yolima Fabregas  
Commission # FF178520  
Expires: NOV 20, 2018  
BONDED THRU  
1ST FLORIDA NOTARY, LLC

STATE OF FLORIDA  
COUNTY OF Miami Dade

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Florida Notary Jurat and Oath Wording

STATE OF FLORIDA  
COUNTY OF Miami Dade

Sworn to (or affirmed) and subscribed before me this 4 day of Aug, 2016, by  
(name of person making statement). Mirey Sofia Mualin



Yolima Fabregas  
Commission # FF178520  
Expires: NOV 20, 2018  
BONDED THRU  
1ST FLORIDA NOTARY, LLC

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)  
(Name of Notary Typed, Printed, or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification M450557-70-870-0  
Type of Identification Produced \_\_\_\_\_



Etta Germain for "Germain Family Trust

Etta B Germain

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of August, 2016  
by (name of person acknowledging).

**Florida Notary Jurat and Oath Wording**

STATE OF FLORIDA  
COUNTY OF St. Johns

Sworn to (or affirmed) and subscribed before me this 25<sup>th</sup> day of August, 2016 by  
(name of person making statement).

(NOTARY SEAL)

(Signature of Notary Public-State of Florida)  
(Name of Notary Typed, Printed, or Stamped)

Personally Known \_\_\_\_\_ OR Produced Identification Y  
Type of Identification Produced FL Identification Card



