

**ORDINANCE 2013-3**

**AN ORDINANCE ANNEXING CERTAIN REAL PROPERTY OWNED BY  
BENJAMIN CHURCH BAKER, INTO THE MUNICIPAL LIMITS OF THE  
TOWN OF ST. LUCIE VILLAGE, FLORIDA.**

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WHEREAS, Benjamin Church Baker is the owner of a tract of land described in attached Exhibit "A", which property is in the unincorporated area of St. Lucie County but contiguous to the Town of St. Lucie Village, Florida and reasonably compact; and

WHEREAS, Benjamin Church Baker has petitioned the Board of Aldermen to have the property annexed into the Town of St. Lucie Village, Florida and annexation would not create enclaves; and

WHEREAS, §171.044, Fla. Stat., specifies the procedure for voluntary annexation of real property into a municipality; and

WHEREAS, the terms and provisions of §171.044, Fla. Stat., have been met, including publication of notice and providing a copy of this Ordinance, via certified mail return receipt requested, to the St. Lucie County Board of County Commissioners.

NOW, THEREFORE, the Board of Aldermen of the Town of St. Lucie Village, Florida hereby ordains:

1. The above described land, which is more particularly described in Exhibit "A" attached hereto and incorporated herein, is hereby added to, taken into, made a part of, and annexed into the municipal limits of the Town of St. Lucie Village, Florida, and the municipal limits thereby redefined to include said property, the correct legal description of which is encompassed in attached Exhibit "A". A map depicting said property is also attached as Exhibit "B". A complete legal description by metes and bounds is included in Exhibit "A".

2. Said property is deemed to fall within the current R-1 residential zoning.

3. A copy of this Ordinance shall be filed with the Clerk of the Circuit Court of the St. Lucie County, the Chief Administrative Officer of St. Lucie County, and the Department of State within seven (7) days after adoption of the Ordinance.

Return to:  
Richard Neill, Jr., Esquire  
Neill, Griffin, Tierney, Neill & Marquis  
PO Box 1270, Ft. Pierce, FL 34954

4. This Ordinance shall become effective upon passage.

PASSED AND APPROVED by the Board of Aldermen of the Town of St.

Lucie Village on this 20th day of August, 2013.

APPROVED:

BOARD OF ALDERMEN OF THE TOWN OF  
ST. LUCIE VILLAGE, FLORIDA

By: William G. Thiess  
William G. Thiess, Mayor

ATTESTED:

By: Diane C. Orme  
Diane C. Orme, Clerk

I, DIANE C. ORME, Clerk of the TOWN OF ST. LUCIE VILLAGE,  
FLORIDA, do hereby certify that this is a true and accurate copy of  
Ordinance **2013-3** which was duly introduced, read and adopted at the  
regular meeting of the Board of Aldermen of the TOWN OF ST. LUCIE  
VILLAGE, FLORIDA, held this 20th day of August, 2013.

Diane C. Orme  
DIANE C. ORME, CLERK

File No.: 813015/PM  
Prepared by and return to:  
Charles F. Possess, Esq.  
Patch Reef Title Company, Inc.  
819 SW Federal Highway Ste. 301  
Stuart, FL 34994

EXHIBIT "A"

Parcel No.: 1428-605-0022-000/4

### WARRANTY DEED

This Indenture made this 25<sup>th</sup> day of February, 2013, BETWEEN **Virginia DeLoach, a married woman, joined by her husband Evan DeLoach**, whose post office address is 504 N. Hendry Street, Blackshear, Georgia 31516 and **Rebecca L. Sullivan, a single woman**, whose post office address is 4002 Radcliffe Place Drive, Unit 4, Charleston, South Carolina 29414:

Grantor\*;  
and **Benjamin Church Baker, a single man**  
whose post office address is 3229 Old Dixie Highway, Ft. Pierce, FL, 34946, of the County of St. Lucie, State of Florida

Grantee\*.

WITNESSETH, That said Grantor, for and in consideration of the sum of TEN AND 00/100 (\$10.00) Dollars and other good and valuable considerations to said grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee and Grantee's heirs and assigns forever the following described land situate, lying and being in St. Lucie County, Florida, to-wit:

Begin at the intersection of the South line of Tract 9 of the Re-Subdivision of Surora Heights Subdivision in Section 28, Township 34 South, Range 40 East, as recorded in Plat Book 7, Page 14 of the Public Records of St. Lucie County, Florida, with the Westerly right-of-way line of Old Dixie Highway; thence run Northwesterly along said Westerly Right-of-Way of Old Dixie Highway, a distance of 150 feet to the Point of Beginning; thence continue Northwesterly along the said Westerly right-of-way line of Old Dixie Highway, a distance of 156 feet, more or less, to the North line of the South one-half of said Tract 9; thence run Westerly along the North line of the South one-half of said Tract 9, a distance of 300 feet; thence run Southeasterly along a line parallel to the Westerly line of Old Dixie Highway, a distance of 156 feet; thence run Easterly 300 feet to the Point of Beginning.

SUBJECT TO restrictions, reservations, covenants and easements of record which are not reimposed by this deed; taxes for the year 2013 and years subsequent thereto; and all applicable zoning ordinances.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

Witness: *Christy A. Sireloir*  
(Please print name below signature)

*Virginia DeLoach*  
Virginia DeLoach

Witness: *Veralyssa Bokov*  
(Please print name below signature)  
BOKOV

*Evan DeLoach*  
Evan DeLoach

STATE OF Ga.  
COUNTY OF Pierce

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2013 by Virginia DeLoach, a married woman, joined by her husband Evan DeLoach, who are personally known to me or who have produced Ga. DL, as identification.

My commission expires:



*Sabrina K Cox*  
Notary Public  
Sabrina K Cox  
(Please print name of Notary)

Warranty Deed page 3 of 3

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.  
Signed, sealed and delivered in our presence:

Sandy Wolaver  
Witness: Sandy Wolaver  
(Please print name below signature)

Rebecca L. Sullivan  
Rebecca L. Sullivan

Rachel Corbett  
Witness: RACHELL CORBETT  
(Please print name below signature)

STATE OF CHARLESTON, SOUTH CAROLINA  
COUNTY OF CHARLESTON

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February, 2013 by Rebecca L. Sullivan, a single woman, who are personally known to me or who have produced Georgia Drivers License, as identification.

Kaitlin M. Powers  
Notary Public

My commission expires: June 4, 2022

Kaitlin M. Powers  
(Please print name of Notary)



