

**Prepared by/ Return to:**  
**Nassau County Attorney's Office**  
**96135 Nassau Place, Suite 6**  
**Yulee, FL 32097**

## WARRANTY DEED

**THIS WARRANTY DEED**, made this 13<sup>th</sup> day of July, 2009, between **NASSAU COUNTY, a political subdivision of the State of Florida**, whose address is 96135 Nassau Place, Suite 6, Yulee, FL, 32097 (hereinafter "Grantor") and **CHURCH OF GOD BY FAITH**, whose address is 86138 Palm Tree Drive, Yulee, FL 32097, (hereinafter "Grantee").

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains and sells to the grantee and grantee's heirs forever the following described land located in the County of Nassau, State of Florida, all that parcel of land lying and being:

**P.I.N. - 42-2N-27-0000-0030-0000**

**SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED  
AND MADE A PART HEREOF.**

**TO HAVE AND TO HOLD**, the same in fee simple absolute. Said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

**SUBJECT TO** easements, restrictions and reservations of record, if any. Taxes for 2008 are exempt.

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

Signed, sealed and delivered in the presence of:

GRANTOR:

Connie Artime  
Signature

CONNIE ARTIME  
Print

BOARD OF COUNTY COMMISSIONERS  
NASSAU COUNTY, FLORIDA

[Signature]  
BARRY V. HOLLOWAY  
Its: Chairman

Brenda K Linville  
Signature

Brenda K Linville  
Print

ATTEST AS TO CHAIRMAN'S SIGNATURE:

[Signature]  
JOHN A. CRAWFORD  
Its: Ex-Officio Clerk

EMC 7/13/09

Approved as to form by the  
Nassau County Attorney

[Signature]  
DAVID A. HALLMAN

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 13<sup>th</sup> day of July, 2009, by BARRY V. HOLLOWAY, who is personally known to me and who did not take an oath.



PEGGY B. SNYDER  
Notary Public, State of Florida  
My Comm. Expires Nov. 8, 2011  
Commission No. DD 733137

[Signature]  
Notary Public  
State of Florida  
My Commission Expires: 11/8/2011

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## MAP OF BOUNDARY SURVEY

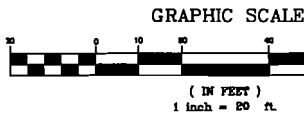
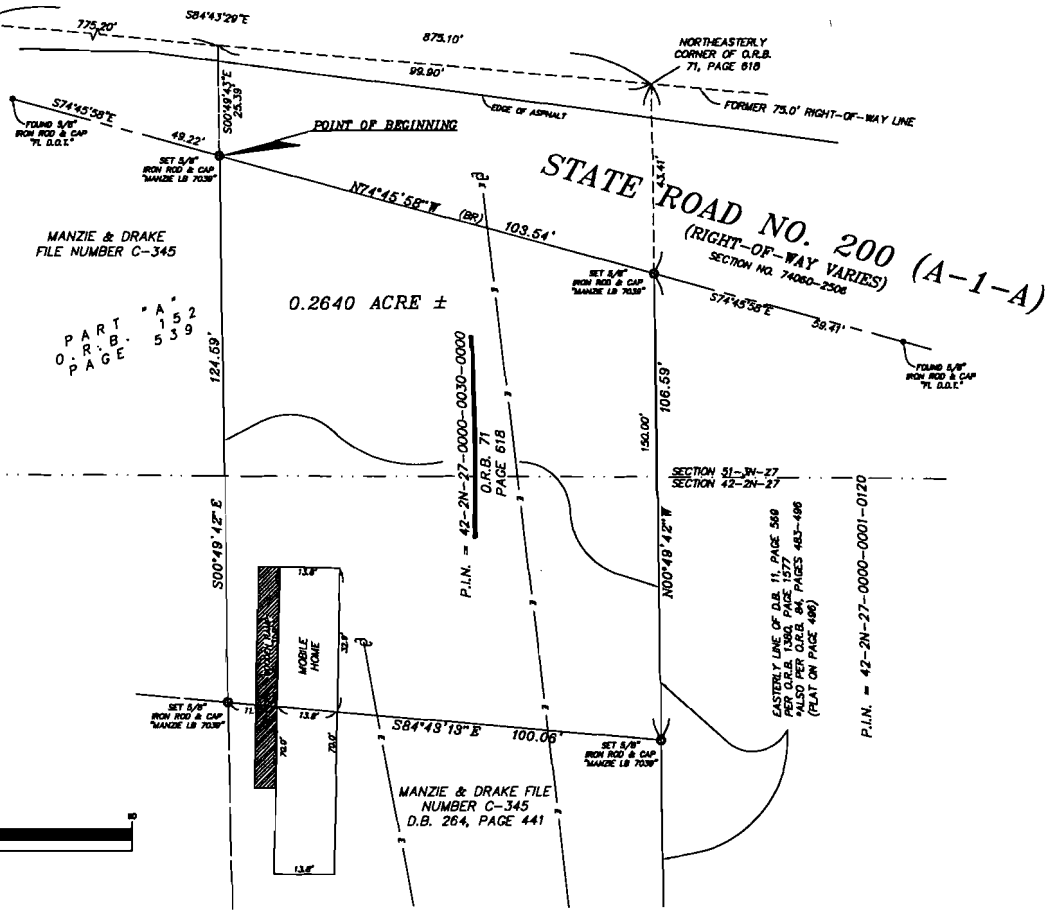
A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST AND SECTION 51, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO KNOWN AS A PORTION OF THE LANDS DESCRIBED IN DEED BOOK 264, PAGE 441 AND OFFICIAL RECORDS BOOK 855, PAGE 619 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF LOT 6, PLAT NO. 1 "EAST YULEE" AS RECORDED IN PLAT BOOK 2, PAGE 29 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 84°43'29" EAST ALONG THE FORMER SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 200 (FORMERLY A 75.0 FOOT RIGHT-OF-WAY), A DISTANCE OF 775.20 FEET TO THE NORTHWESTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 71, PAGE 618 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°49'42" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 25.39 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 AS SHOWN ON RIGHT-OF-WAY MAP SECTION NO. 74060-2506 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°49'42" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN RECORDS BOOK 71, PAGE 618, AND THE EASTERLY LINE OF LANDS DESCRIBED AS PART "A" IN OFFICIAL RECORDS BOOK 152, PAGE 539, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 124.59 FEET TO THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 71, PAGE 618 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND TO INTERSECT THE INTENDED NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 264, PAGE 441, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 84°43'13" EAST, ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN RECORDS BOOK 71, PAGE 618 AND THE INTENDED NORTHERLY LINE OF LANDS DESCRIBED IN DEED BOOK 264, PAGE 441, A DISTANCE OF 100.06 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 71, PAGE 618; THENCE NORTH 00°49'42" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 71, PAGE 618, A DISTANCE OF 106.59 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200 AS SHOWN ON DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION NO. 74060-2506; THENCE NORTH 74°45'58" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 103.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.2640 ACRES MORE OR LESS.

**EXHIBIT "A" - Page 2**

POINT OF REFERENCE  
NORTHEAST CORNER OF LOT  
6, PLAT NO. 1, EAST YULEE  
(PLAT BOOK 2, PAGE 29)



**SURVEY NOTES:**

- 1) The "Legal Description" hereon was prepared by the surveyor.
- 2) Underground improvements were not located or shown.
- 3) Lands shown hereon were not abstracted by this office for easements, rights-of-way, ownership or other instruments of record.
- 4) Bearings shown hereon are based on S74°45'58"E for the southerly right-of-way of State Road No. 200 (A-1-A) per right-of-way maps for State Road No. 200, Section 74080-2503. The bearing reference line is indicated as thus (BR).
- 5) "Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper, this map/report is for informational purposes only and is not valid."
- 6) The property shown hereon lies within flood zone "X" as per F.E.M.A. Flood Insurance Rate Map, Panel 120170 0215 G, Dated 05-04-1988. Flood Zone Information listed above and shown on this survey is provided as a courtesy and is approximate at best. All data should be verified by Nassau County Building Department for accuracy. We assume no liability for its accuracy. Flood Zone Information is not covered by the certification hereon and is not required to be shown per Chapter 61G17-8, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
- 7) Unless otherwise noted measured angles and distances are the same as Plat or Deed angles and distances.
- 8) Fence ownership, if applicable, has not been determined by this office. Fences are drawn out of scale in order to approximate their relationship to property lines. Fences are not deemed to be encroachments unless ownership is apparent.
- 9) This survey is protected by copyright and is certified only to the entities listed and only for this particular transaction. Any use or reproduction of this survey without the express written permission of the surveyor is prohibited. Use of this survey in any subsequent transactions is expressly prohibited and is not authorized. The surveyor expressly disclaims any certification to any parties in future transactions. No entity other than those listed should rely upon this survey.

**LEGEND**

- FL = FLORIDA
- D.O.C. = DEPARTMENT OF TRANSPORTATION
- = CONCRETE PLATFORM
- E-E- = AERIAL UTILITY WIRE
- = DEEP ROOF
- S.R. = BEARING REFERENCE
- O.R.B. = OFFICIAL RECORD BOOK
- P.L.N. = PARCEL IDENTIFICATION NUMBER
- = WOOD PLATFORM
- = WOOD POWER POLE
- = 5/8" IRON ROD & CAP (LB 7039) SET

THE INFORMATION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-8, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

**MANZIE & DRAKE LAND SURVEYING**

117 South Ninth Street, Fernandina Beach, FL 32034  
(904) 491-5700 FAX (904) 491-5777  
Certificate of Authorization Number "LB 7039"  
"OUR SIGHTS ARE ON THE FUTURE,  
SET YOUR SITES ON US."

MICHAEL A. MANZIE, P.L.S. 4069

SCALE: 1"=20' JOB NO: 17158 DATE: 06-26-09 CADD: MKD  
F.B. NO: X-213 PAGE NO: 48 FIELD CREW: MH FILE NO: B-624