

This instrument prepared by:  
**Paige P. Poechmann, Esquire**  
**POOLE & POOLE, P.A.**  
P. O. Box 1280  
Fernandina Beach, FL 32035

INSTR # 200801661, OR Book 1547, Page 1049, Pages  
3, Recorded 01/23/2008 at 09:47 AM.  
John A Crawford, Nassau County Clerk of Circuit Court  
Deed Doc. \$0.70 Rec. Fee \$27.00  
#4

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances

## WARRANTY DEED

**THIS INDENTURE**, Made this 10<sup>th</sup> day of **January, 2008**, between **NORWOOD E. HIGGINBOTHAM, a married man**, whose address is: 44001 Rolling Hill Lane, Callahan, Florida 32011, Party of the First Part, and **NASSAU COUNTY**, whose address is P.O. Box 1010, Fernandina Beach, FL 32035, Party of the Second Part;

**WITNESSETH:** That the said Party of the First Part, for and in consideration of the sum of **TEN & 00/100 DOLLARS (\$10.00)**, to him in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, has granted, bargained and conveyed the following described land, situate, lying and being in the County of NASSAU, State of Florida, to wit:

AS DESCRIBED IN EXHIBITS "A" and "B" ATTACHED HERETO AND MADE A PART HEREOF.

**THIS IS NOT THE HOMESTEAD PROPERTY OF THE PARTY OF THE FIRST PART.**

**SUBJECT** to all Covenants, Restrictions, Easements, and Reservations of record, if any, **AND** to taxes accruing subsequent to **December 31, 2007**.

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

**IN WITNESS WHEREOF**, the said Party of the First Part has hereunto set *his* hand and seal the day and year first above written.

SIGNED AND SEALED IN  
OUR PRESENCE

Sign: Paige P. Poechmann  
Print: PAIGE P. POECHMANN  
witness

Norwood E. Higginbotham  
**NORWOOD E. HIGGINBOTHAM**

Sign: Wesley R. Poole  
Print: WESLEY R. POOLE  
witness

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of **January, 2008**, by **NORWOOD E. HIGGINBOTHAM, a married man**, [ ] who is personally known to me or [ ] who has provided a current \_\_\_\_\_ drivers license as proof of identification.

Charlotte J. Young  
Notary Public of Florida

[seal]

**Charlotte J. Young**  
Commission # DD488687  
Expires November 7, 2009  
Bonded Troy Pain - Insurance, Inc 800-385-7019

4  
Ppp  
Rec 27.00  
Dec 70  
27.70  
07-0597  
JA K STTC (HCH)

**EXHIBIT "A"**

(Parcel One: Norwood Higginbotham to Nassau County)

Lots 112, 113, 114, 132, 133, 134, 135 of Swallowfork Estates Phase Five, according to Plat thereof as recorded in Plat Book 5 at Page 348 of the Public Records of Nassau County, Florida.

AND

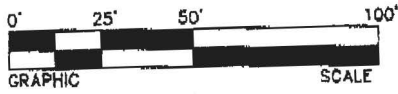
Lots 74, 75, 76, 77, 78, 79, 80 and a portion of Lot 81 of Swallowfork Estates Phase Four, according to Plat thereof as recorded in Plat Book 5, Page 347 of the Public Records of Nassau County, Florida, said portion of Lot 81 being more particularly described as follows:

Begin at the most northeasterly corner of said Lot 81; thence South 00 degrees 32 minutes 10 seconds East, along the Easterly line of said Lot 81, 104.36 feet; thence South 89 degrees 11 minutes 04 seconds West, 83.48 feet to the Westerly line of said Lot 81; thence North 38 degrees 00 minutes 51 seconds East, along said Westerly line of Lot 81 133.96 feet to the point of beginning.

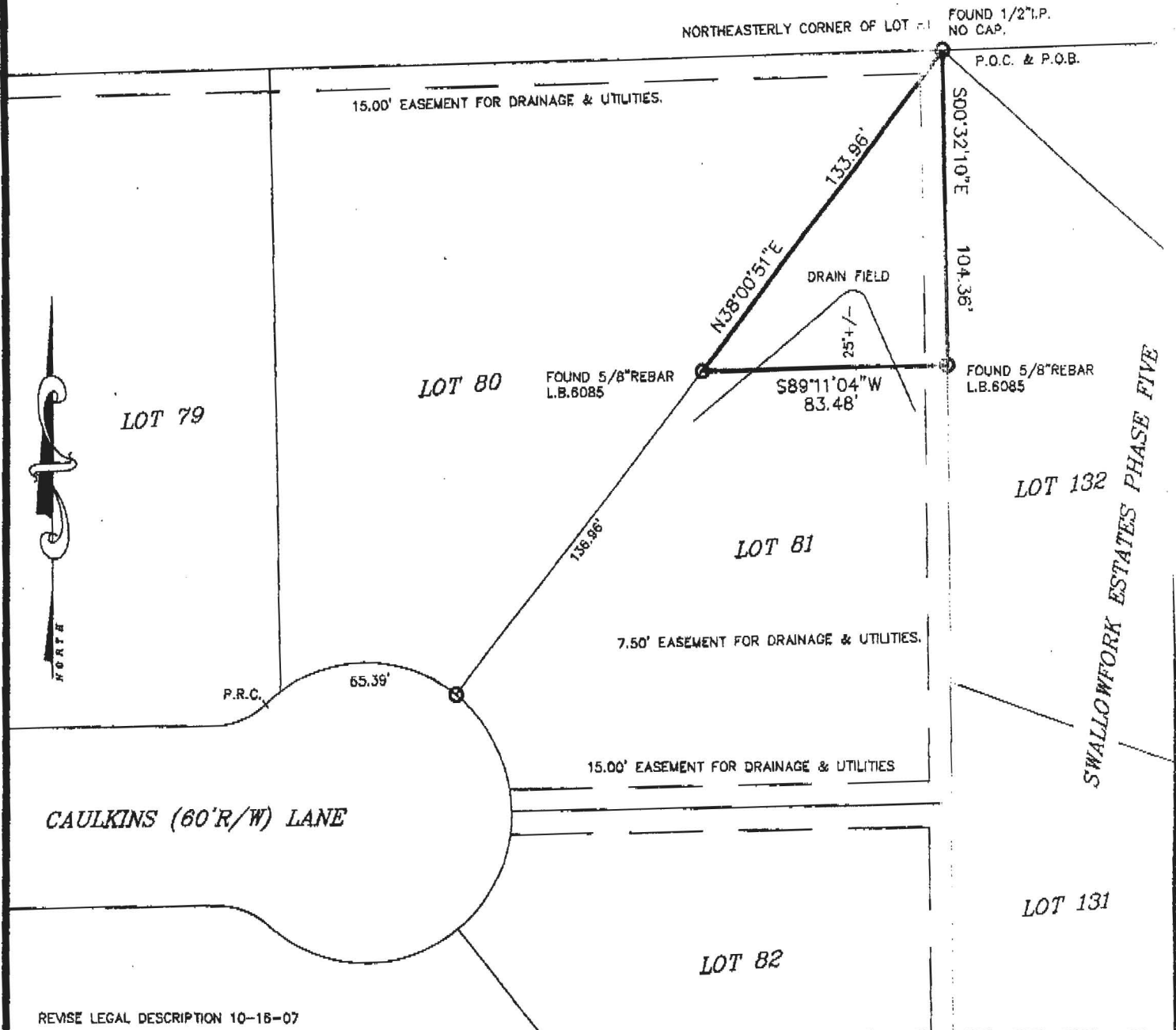
# MAP SHOWING BOUNDARY SURVEY OF

A PORTION OF LOT 81, SWALLOWFORK ESTATES PHASE FOUR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 347, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 81; THENCE SOUTH 00 DEGREES 32 MINUTES 10 SECONDS EAST, ALONG THE EASTERLY LINE OF SAID LOT 81, 104.36 FEET; THENCE SOUTH 89 DEGREES 11 MINUTES 04 SECONDS WEST, 83.48 FEET TO THE WESTERLY LINE OF SAID LOT 81; THENCE NORTH 38 DEGREES 00 MINUTES 51 SECONDS EAST, ALONG SAID WESTERLY LINE OF LOT 81, 133.96 FEET TO THE POINT OF BEGINNING.



- NOTES:
1. BEARINGS ESTABLISHED FROM PLAT BOOK 5, PAGE 348.
  2. BEARING OF S 00 32'10"E OF THE EAST LINE OF SURVEY HELD FIXED.
  3. FIELD WORK 08-08-07



## ROONEY & SONS

9501-1 NORMANDY BOULEVARD, JACKSONVILLE, FLORIDA  
32221-P.O. BOX 6957, JACKSONVILLE, FLORIDA 32236-6957  
PHONE (904)-695-1010 FAX. (904)-695-3356

I HEREBY CERTIFY TO :

THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

FEMA FLOOD INSURANCE RATE INFORMATION PERTAINING TO LANDS SHOWN HEREON;  
ZONE X PANEL 120170 0325C DATE 5-4-88 / NASSAU COUNTY, FLORIDA.

P.O.C.-POINT OF COMMENCEMENT  
P.O.B.-POINT OF BEGINNING  
P.C.-POINT OF CURVATURE  
P.T.-POINT OF TANGENT  
P.R.C.-POINT OF REVERSE CURVATURE  
P.C.C.-POINT OF COMPOUND CURVATURE  
P.I.-POINT OF INTERSECTION  
P.C.P.-PERMANENT CONTROL POINT  
P.R.P.-PERMANENT REFERENCE POINT  
R/W-RIGHT-OF-WAY CT.-COURT  
L-ARC LENGTH R-RADIUS  
Δ-DELTA ANGLE T-TANGENT

R.L.S.-REGISTERED LAND SURVEYOR  
PROP.-PROPOSED C/L-CENTER LINE  
L.B.-LICENSE BUSINESS  
O.R.V.-OFFICIAL RECORDS VOLUME  
O.R.B.-OFFICIAL RECORDS BOOK  
D.B.-DEED BOOK PG.-PAGE  
P.B.-PLAT BOOK M.B.-MAP BOOK  
CO.-COUNTY FL.-FLORIDA  
AVE.-AVENUE ST.-STREET  
C.B.D.-CHORD BEARING AND DISTANCE  
COMP.-COMPUTED RAD.-RADIAL  
P-PLAT C-COMP. D-DEED

N-NORTH S-SOUTH E-EAST W-WEST  
EX-EXCEPTION TYP.-TYPICAL  
F.F.-FINISH FLOOR EL.-ELEVATION  
BLK.-BLOCK FND.-FOUND  
I.P.-IRON PIPE RB.-REBAR  
CONC.-CONCRETE A/C-AIR CONDITIONER  
ESMT.-EASEMENT ELEC.-ELECTRIC  
B.R.L.-BUILDING RESTRICTION LINE  
F.Z.B.L.-FLOOD ZONE BOUNDARY LINE  
APPROX.-APPROXIMATE EXIST.-EXISTING  
A.K.A.-ALSO KNOWN AS N/F-NOW OR FORMERLY  
N.G.V.D.-NATIONAL GEODETIC VERTICAL DATUM

- SYMBOLS:
- x CHAIN LINK FENCE
  - W WOOD FENCE
  - W WIRE FENCE
  - E ELECTRIC LINE
  - U UTILITY POLE
  - W WELL
  - ASPHALT
  - OVERHEAD
  - CONCRETE

P.S.M.-PROFESSIONAL SURVEYOR/MAPPER  
J.E.A.-JACKSONVILLE ELECTRIC AUTHORITY  
P.R.M.-PERMANENT REFERENCE MONUMENT  
BLVD.-BOULEVARD LA-LANE  
RD.-ROAD NO.-NUMBER SEC.-SECTION  
TWP.-TOWNSHIP RNS.-RANGE  
P.L.S.-PROFESSIONAL LAND SURVEYOR  
NO UNDERGROUND LOCATIONS LOCATED THIS SURVEY

JURISDICTIONAL WETLANDS WERE NOT LOCATED THIS SURVEY.  
EASEMENTS OF RECORD WERE NOT PROVIDED FOR THIS SURVEY.  
THIS SURVEY DOES NOT DETERMINE OWNERSHIP.  
THIS SURVEY NOT VALID WITHOUT EMBOSSED SEAL

☐ DENOTES CONCRETE MONUMENT  
○ DENOTES IRON PIPE  
SET-DENOTES SET 5/8" x 18" REBAR L.B.6085

PAUL D. ROYON-P.S.M. 4482

Exhibit "B"