

4 pp
5

Rec 35.50
Doc .70
36.20

E A S E M E N T

THIS AGREEMENT dated this 16th day of January, 2008, by and between the **NORWOOD E. HIGGINBOTHAM** hereinafter referred to as "Grantor" and **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as the "County".

FOR and IN CONSIDERATION of ten and no/100 Dollars (\$10.00), and other mutually agreed upon consideration, the parties agree as follows:

1. Grantor hereby grants to the County two easements for ingress and egress and power lines across the northern and eastern boundaries of the real property described in a Warranty Deed from the Grantor to Jeffery W. Windsor, dated July 18, 2003, and recorded in Nassau County Official Record Book 1170, Page 725-726.

2. Said easements were retained by Grantor in the conveyance referenced in the paragraph above for the purpose of providing access to property, a portion of which Grantor conveys to County by Warranty Deed of even date.

3. Both the County and the Grantor shall have right to said easements.

INSTR # 200801862, OR Book 1547, Page 1052, Pages 4, Recorded 01/23/2008 at 09:47 AM, John A Crawford, Nassau County Clerk of Circuit Court Deed Doc. \$0.70 Rec. Fee \$35.50 #5

4. Said easements are appurtenant to the dominant and servient estates.

5. Said easements are necessary for access to the fifteen acres tract the Grantor conveys to the County.

SIGNED AND SEALED IN
OUR PRESENCE

Sign: Paige P. Poehmann
Print: PAIGE P. POECHMANN

Witness

Sign: David A. Hallman
Print: DAVID A. HALLMAN
Witness

Norwood E. Higginbotham
NORWOOD E. HIGGINBOTHAM

STATE OF FLORIDA
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this the 10th day of January, 2008, by NORWOOD E. HIGGINBOTHAM who is personally known to me or who has produced Driver license as identification.

Charlotte J. Young
Notary Public of Florida

(SEAL)



INDIVID. TO INDIVID.

Return to: (enclose self-addressed stamped envelope)

Name: N.E. Higginbotham
Address: 44001 Rolling Hill Lane Callahan Fl. 32011

This Instrument Prepared by:

Name: N.E. Higginbotham
Address: 44001 Rolling Hill Lane Callahan Fl. 32011

Property Appraisers Parcel Identification

Folio Number(s):

Grantee(s) S.S. # (s)



INSTR # 200332990
OR BK 01170 PGS 0725-0726
RECORDED 09/11/2003 11:03:59 AM
J. M. OXLEY JR
CLERK OF CIRCUIT COURT
NASSAU COUNTY, FLORIDA
DOC TAX PD(F.S.201.02) 0.70
RECORDING FEES 10.50

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This Warranty Deed, Made the 18 day of July, 2003, by Norwood E. Higginbotham, a married man hereinafter called the Grantor, to Jeffery W. Windsor, a single man, whose post office address is P.O. Box 1097 Callahan Fl. 32011 hereinafter called the Grantee.

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the 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 \$10.00 (ten) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee all that certain land, situate in Nassau County, State of Florida, viz:

Legal Attached Exhibit "A"

THIS IS NOT THE HOMESTEAD OF THE GRANTEE

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 taxes accruing subsequent to December 31, 19

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:

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to first Grantor)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Witness Signature (as to Co-Grantor, if any)

Printed Name

Grantor Signature

Printed Name

Post Office Address

Co-Grantor Signature, (if any)

Printed Name

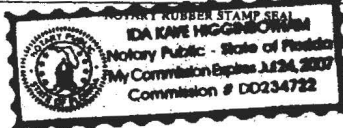
Post Office Address

STATE OF Florida

COUNTY OF Nassau

Norwood E. Higginbotham

I hereby Certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared known to me to be the person described in and who executed the foregoing instrument, who acknowledged before me that he executed the same, and an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification:



Witness my hand and official seal in the County and State last aforesaid this 10th day of September A.D. 2003 Ida Kaye Higginbotham Notary Signature Ida Kaye Higginbotham Printed Name

Rec 10.50
Doc .70
cc 3.00
14.20

LEGAL DISCRIPTION MEETS & BOUNDS

BEGIN AT A 2" IRON PIPE AT THE NORTHEAST CORNER OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 24 EAST, THENCE SOUTH 1313.11 FEET TO A CONCRETE MONUMENT BEING THE POINT OF BEGINNING, THENCE SOUTH 337.35 FEET TO A CONCRETE MONUMENT, THENCE WEST 250' TO A 2" IRON PIPE, THENCE NORTH 337.35 FEET TO A 2" IRON PIPE, THENCE EAST 250' TO THE POINT OF BEGINNING CONTAINING 1.93 ACRES MORE OR LESS.

THIS PARCEL TAKEN SUBJECT TO A 40' POWERLINE AND INGRESS AND EGRESS EASEMENT ALONG THE EAST BOUNDARY AND A 40' INGRESS AND ENGRESS EASEMENT A LONG THE NORTH BOUNDARY.