

This Instrument was prepared by:
James L. Shroads, Attorney at Law
914 Atlantic Avenue 2E
Fernandina Beach, FL 32034

RECORD AND RETURN TO:
David A. Hallman, Esq.
96135 Nassau Place
Yulee, FL 32097

Title to the lands described herein has not been examined by the preparer of this instrument, and no warranty or other representation is made and no opinion, either expressed or implied, is given or should be implied or assumed to arise from the preparer of this instrument as to the marketability or condition of the title to the subject property, quantity of lands included, the location of the boundaries, or of the existence of liens, unpaid taxes, or encumbrances

SIDEWALK EASEMENT

Nassau County Tax Parcels ID # 42-2N-27-0000-0001-0030

THIS EASEMENT, granted this _____ day of _____ 2009, is by Nassau Care Centers, Inc., a Florida corporation, hereinafter "Grantor" and NASSAU COUNTY, a political subdivision of the State of Florida, whose address is Board of County Commissioners of Nassau County, Florida, 96160 Nassau Place, Yulee, Florida 32097, hereinafter "Grantee."

Grantor is the owner of a piece, parcel or tract of land more particularly described in Official Records Book 1536, page 1429, public records of Nassau County, Florida (the "Property") and

Grantor desires to grant to Grantee, and Grantee desires to receive, a non-exclusive easement for sidewalk and access purposes over a portion of the Property, as more particularly described in Exhibit "A" attached and incorporated herein (the "Easement Parcel").

NOW THEREFORE, the parties agree as follows:

WITNESSETH:

That for and in consideration of the sum of ten dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor hereby grants to Grantee, its successors and assigns, a perpetual non-exclusive easement ("Easement") over and across the Easement Parcel for the purpose of providing an ADA compliant sidewalk/pedestrian way of passage.

SUBJECT TO:

- 1. Easements, restrictions and reservations of record, however this provision shall not act to re-impose same.
- 2. all aerial and subsurface rights, including the right to grant other

easement(s) in and over the Easement Parcel provided such grant does not conflict with the use and service of the Easement as an ADA compliant sidewalk/pedestrian way of passage.

Grantor does hereby specially warrant its title to the portion of Grantor's Property encumbered by the Easement, and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, the Grantor has executed this instrument or caused the same to be executed by its representative, there unto duly authorized on the day and year first above written.

Witnesses:

Nassau Care Center, Inc.

Christie L. Nix (sign)
Christie L. Nix (print)

By: [Signature]
(print) MARCA A. BEAVEN
Its: Manager

[Signature] (sign)
JAMES L. SHROADS (print)

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 16th day of JUNE, 2009, by MARCA A. BEAVEN, as Manager of Nassau Care Centers, Inc., a Florida corporation, by authority and on behalf thereof, and who is:

personally known to me or
 has produced as identification n/a

[Signature]
Notary Public
My commission expires:
Printed Name of Notary Public



James L. Shroads
Commission # DD517954
Expires March 20, 2010
Bonded Troy Fain - Insurance, Inc 800-388-7019

Exhibit A

LEGAL DESCRIPTION

A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1536, PAGE 1429, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "H", HICKORY VILLAGE PHASE ONE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 370, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 22°53'54" WEST, ALONG THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL 1536, PAGE 1429, A DISTANCE OF 300.00 FEET; THENCE SOUTH 65°30'26" WEST, ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL 1536, PAGE 1429, A DISTANCE OF 10.00 FEET; THENCE SOUTH 22°53'54" EAST, ALONG A LINE 10.00 FEET WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL 1536, PAGE 1429, A DISTANCE OF 300.00 FEET; THENCE NORTH 65°30'26" EAST, ALONG THE NORTH LINE OF SAID TRACT "H", HICKORY VILLAGE PHASE ONE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3000 SQUARE FEET MORE OR LESS.