

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

**WARRANTY DEED
DEDICATING LAND FOR PUBLIC PURPOSE**

THIS INDENTURE, made this 10 day of September, 2010, between **GREGORY FOUNTAIN** and **TERESA FOUNTAIN** whose address is Post Office Box 6101, Fernandina Beach, Florida 32034 (hereinafter "Dedicator") and **NASSAU COUNTY FLORIDA**, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Yulee, Florida 32097, (hereinafter "Dedicatee").

WITNESSETH: That said Dedicator, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid by said Dedicatee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to said Dedicatee to have and to hold for the public use forever as road right of way, the following described land in Nassau County; to wit:

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

Said Dedicator do hereby fully warrant the title to said land, and shall defend the same against the lawful claims of all persons whomsoever.

Dedicatee, by accepting this dedication, obligates itself to forever preserve and use the above-described land for the purpose listed above, and no other.

IN WITNESS WHEREOF, the Dedicator have hereunto set their hand and seal the day and year first above written.

Signed, sealed and delivered in our presence as witness:

DEDICATORS:

Rosalie P. Fountain
Signature

ROSALIE P. FOUNTAIN
Print

Andrea R. DeFee
Signature

Andrea R. DeFee
Print

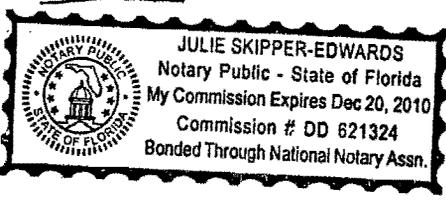
Gregory B. Fountain
GREGORY FOUNTAIN

Theresa Fountain
TERESA FOUNTAIN

THERESA FOUNTAIN

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 10 day of Sep., 2010, by Gregory Fountain and Theresa Fountain, who are personally known to me or who produced _____ as identification.



Julie Skipper-Edwards
Notary Public
State of Florida
My Commission Expires: 12-2010

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

INGRESS, EGRESS AND UTILITY EASEMENT

PREPARED FOR NASSAU COUNTY

GREGORY RAYMOND FOUNTAIN

JULY 12, 2010

A PARCEL OF LAND SITUATE IN SECTION 50, TOWNSHIP 3 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING THE SOUTHERLY 15.00 FEET OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 958, PAGE 894, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 111, "NORTH YULEE", AS RECORDED IN PLAT BOOK 2, PAGE 26 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, SAID POINT BEING ON THE SOUTHERLY LINE OF SAID SECTION 50; THENCE SOUTH 44°22'00" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 50, A DISTANCE OF 435.95 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 958, PAGE 894 AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°22'00" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 50 AND THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 958, PAGE 894, A DISTANCE OF 141.51 FEET TO THE SOUTHWESTERLY CORNER OF LAST SAID LANDS (AS SHOWN ON MAP PREPARED FOR NASSAU COUNTY BY OLDE ISLE SURVEYING AND MAPPING COMPANY, INC., DATED 11/28/07 HAVING A FILE NUMBER OF 07211); THENCE NORTH 22°24'12" WEST ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 16.32 FEET; THENCE NORTH 44°22'00" EAST, ALONG A LINE 15.00 FEET NORTHERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SECTION 50 AND THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 958, PAGE 894, A DISTANCE OF 143.77 FEET TO THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 958, PAGE 894; THENCE SOUTH 15°32'43" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 17.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.0492 ACRES MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17685

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