

This instrument prepared by:
Nassau County Attorney's Office
96135 Nassau Place, Suite 6,
Yulee, FL 32097

* No title examination was performed in connection with this conveyance.

**WARRANTY DEED
DEDICATING LAND FOR PUBLIC PURPOSE**

THIS INDENTURE, made this 27th day of February, 2012, between **KILBURN GRANT SUTTON** and **MELISSA ANN SUTTON**, husband and wife, whose address is 45070 Heritage Place, Callahan, Florida 32011, (hereinafter "Dedicator") and **NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Suite 1, 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; to wit:

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

Said Dedicator does 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 has caused this instrument to be executed on the date and year first above written.

Signed, sealed and delivered in our presence as witness:

DEDICATOR:

Sera Lewis
Signature

Kilburn Grant Sutton
KILBURN GRANT SUTTON

Sera Lewis
Print

Linda Reddish
Signature

Melissa A. Sutton
MELISSA ANN SUTTON

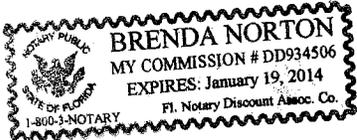
Linda Reddish
Print

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 12 day of Jan, 2012, by Kilburn Grant Sutton and Melissa Ann Sutton, who are personally known to me or who have produced none, as identification and who did take an oath.

Brenda Norton

NOTARY PUBLIC
State of FL at Large
My Commission Expires: 1-19-2014



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
PREPARED FOR NASSAU COUNTY
"HERITAGE PLACE RIGHT-OF-WAY"
DECEMBER 12, 2011

A PARCEL OF LAND SITUATE IN SECTION 21, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 21; THENCE NORTH $88^{\circ}44'20''$ EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 21, A DISTANCE OF 1674.99 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF HERITAGE PLACE (A 60.00 FOOT RIGHT-OF-WAY) AND THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH $88^{\circ}44'20''$ EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 21, A DISTANCE OF 162.92 FEET TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HERITAGE PLACE (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH $67^{\circ}07'45''$ WEST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HERITAGE PLACE, A DISTANCE OF 516.92; THENCE SOUTH $67^{\circ}17'11''$ WEST, CONTINUING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HERITAGE PLACE, A DISTANCE OF 273.09 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF A 30 FOOT RIGHT-OF-WAY (POSTED JONES ROAD) AS DESCRIBED IN OFFICIAL RECORDS BOOK 624, PAGE 1137, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH $19^{\circ}58'28''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 60.07 FEET TO INTERSECT THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HERITAGE PLACE (A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH $67^{\circ}17'11''$ EAST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HERITAGE PLACE, A DISTANCE OF 270.14 FEET; THENCE NORTH $67^{\circ}07'45''$ EAST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID HERITAGE PLACE, A DISTANCE OF 365.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.981 ACRES MORE OR LESS.

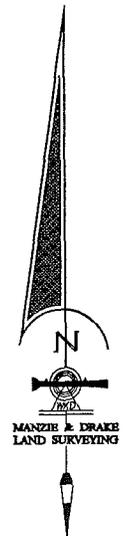
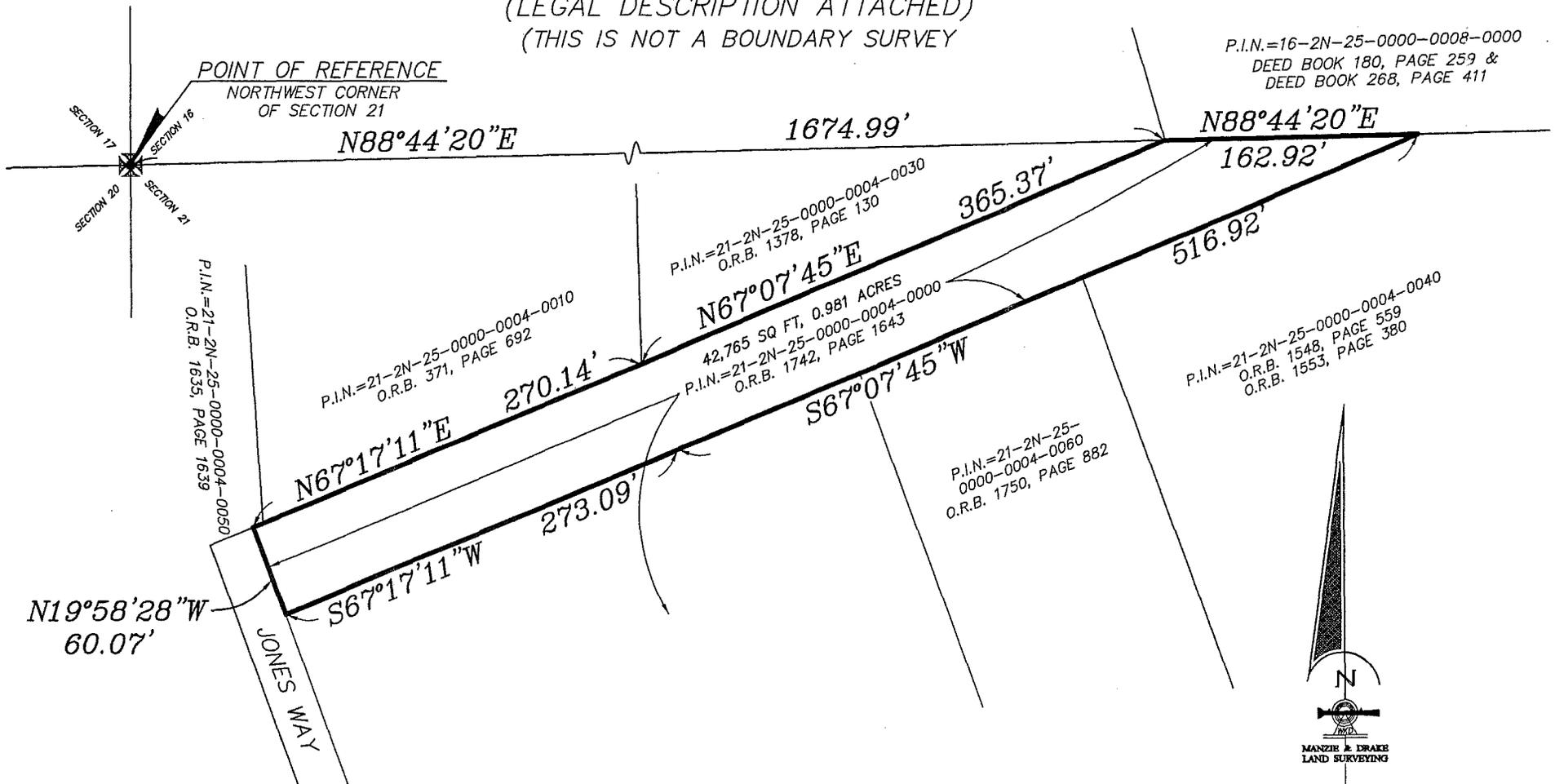

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17912 12/12/11

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED)
(THIS IS NOT A BOUNDARY SURVEY)

P.I.N.=16-2N-25-0000-0008-0000
DEED BOOK 180, PAGE 259 &
DEED BOOK 268, PAGE 411



MANZIE & DRAKE
LAND SURVEYING

BY: *Michael A. Manzie*
MICHAEL A. MANZIE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4069
JOB NO. 17912
SHEET 2 OF 2

12/12/11

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
OFFICE (904)491-5700 * FAX (904)491-5777
WWW.MANZIEANDDRAKE.COM

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.