

THIS INSTRUMENT WAS
PREPARED BY AND RETURN TO:

David A. Hallman, Esq.
Nassau County Attorney
96135 Nassau Place, Suite 6
Yulee, FL 32097

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

DEED OF CONVEYANCE BY COUNTY

THIS DEED, pursuant to Florida Statutes, Section 125.411, made this 6th day of June, 2012, by Nassau County, Florida, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, party of the first part, and Bennett's Property Services, Inc., a Florida corporation, whose address is Post Office Box 8918, Jacksonville, Florida 32239, and G&H Land and Timber Investments LLC, a Florida limited liability company, whose address is 45321 Green Avenue, Callahan, Florida 32011, who each hold an undivided one-half interest, parties of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of ten and no/100 Dollars (\$10.00), to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Nassau County, Florida:

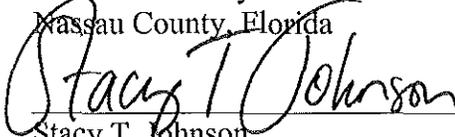
ATTACHED HERETO AS EXHIBIT "A"

Pursuant to Section 125.411(3), Florida Statutes, this deed conveys only the interest of the County and the Board, and does not warrant title or represent any state of facts concerning same.

SUBJECT TO easements, restrictions and reservations of record, and unpaid taxes, if any.

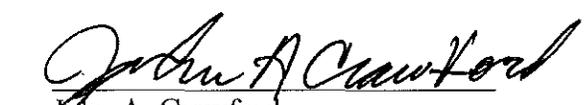
IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

Board Of County Commissioners
Nassau County, Florida


Stacy T. Johnson
Its: Chair

Attest as to Chair's signature:

Approved as to form by the
Nassau County Attorney:


John A. Crawford
Its: Ex-Officio Clerk
MES 06/07/12
150


David A. Hallman

MANZIE & DRAKE LAND SURVEYING



EXHIBIT "A"

LEGAL DESCRIPTION

TRACT "C"

PREPARED FOR NASSAU COUNTY

JUNE 02, 2011

TRACT "C", RESERVE AT DEER RUN PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 24 - 27, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE NORTHWEST CORNER OF LOT 42, RESERVE AT DEER RUN, PHASE ONE I, AFOREMENTIONED; THENCE NORTH $00^{\circ}45'04''$ WEST, ALONG THE WEST LINE OF RESERVE AT DEER RUN PHASE ONE I, AFOREMENTIONED, A DISTANCE OF 205.96 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF EQUESTRIAN WAY (A 60.00 FOOT RIGHT-OF-WAY) AND A POINT ON A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHEASTERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $47^{\circ}29'38''$, AN ARC DISTANCE OF 232.10 FEET AND BEING SUBTENDED BY A CHORD BEARING OF SOUTH $24^{\circ}29'53''$ EAST A DISTANCE OF 225.51 FEET; THENCE SOUTH $89^{\circ}32'28''$ WEST, ALONG THE NORTH LINE OF SAID LOT 42, A DISTANCE OF 90.81 FEET TO THE POINT OF BEGINNING.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 18045 6-6-11

MANZIE & DRAKE LAND SURVEYING



EXHIBIT "A"

LEGAL DESCRIPTION
TRACT "G"
PREPARED FOR NASSAU COUNTY
JUNE 02, 2011

TRACT "G" (ADDITIONAL RIGHT-OF-WAY), RESERVE AT DEER RUN PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 24 -27, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF LOT 45, RESERVE AT DEER RUN PHASE ONE I, AFOREMENTIONED; THENCE NORTH $89^{\circ}32'27''$ EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "G", A DISTANCE OF 1089.81 FEET TO THE NORTHEAST CORNER THEREOF AND TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF BARTRAM TRAIL (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH $00^{\circ}27'33''$ EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 25.00 FEET TO INTERSECT THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH $89^{\circ}32'27''$ WEST, ALONG SAID FORMER NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1090.00 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF EQUESTRIAN WAY, AFOREMENTIONED (A 60.00 FOOT RIGHT-OF-WAY); THENCE NORTH $00^{\circ}45'04''$ WEST, ALONG LAST SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 18045 6-6-11

MANZIE & DRAKE LAND SURVEYING



EXHIBIT "A"

LEGAL DESCRIPTION
TRACT "H"
PREPARED FOR NASSAU COUNTY
JUNE 02, 2011

TRACT "H", (ADDITIONAL RIGHT-OF-WAY), RESERVE AT DEER RUN PHASE I, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGES 24 - 27, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE BEGIN AT THE SOUTHWEST CORNER OF LOT 44, RESERVE AT DEER RUN PHASE ONE I, AFOREMENTIONED; THENCE NORTH 89°32'27" EAST ALONG THE SOUTHERLY LINE OF SAID LOT 44 A DISTANCE OF 325.00 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF EQUESTRIAN WAY (A 60.00 FOOT RIGHT-OF-WAY) AND THE SOUTHEAST CORNER OF SAID LOT 44; THENCE SOUTH 00°45'04" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 25.00 FEET TO INTERSECT THE FORMER NORTHERLY RIGHT-OF-WAY LINE OF GRIFFIN ROAD (A 60.00 FOOT RIGHT-OF-WAY); THENCE SOUTH 89°32'27" WEST, ALONG SAID FORMER NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 325.00 FEET TO THE SOUTHWEST CORNER OF RESERVE AT DEER RUN PHASE I, AFOREMENTIONED; THENCE NORTH 00°45'04" WEST, ALONG THE WEST LINE OF SAID RESERVE AT DEER RUN PHASE I, A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

MICHAEL A. MANZIE, P.L.S.
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