

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

## WARRANTY DEED

**THIS WARRANTY DEED**, made this TW day of AUGUST, 2012, by DB FLORIDA COMPANY, LLC, its successors and assigns (hereinafter "Grantor"), whose address is 3190 Northeast Expressway, Suite 400, Atlanta, GA 30341, to **NASSAU COUNTY, a political subdivision of the State of Florida**, whose address is 96135 Nassau Place, Suite 6, Yulee, FL, 32097, (hereinafter "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 organizations).

**WITNESSETH:** That said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, in hand paid by Grantee, the receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee the following described land situate, lying and being in the County of Nassau, State of Florida, to wit:

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

**NOTE:** The land described herein is not the homestead of the Grantor.

**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; that the Grantor hereby fully 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.

Signed, sealed and delivered in the presence of:

GRANTOR:  
DB FLORIDA COMPANY, LLC

[Signature]  
Witness:  
Print Name: BRIAN JASINSKY

[Signature]  
D.B. Florida LLC  
By: David Berkman  
(Print Name)  
Its: General Partner  
(Title)

[Signature]  
Witness:  
Print Name: PAULA V. PETERS

STATE OF FLORIDA  
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me on this 7<sup>th</sup> day of AUGUST, 2012, by DAVID BERKMAN,  who is personally known to me or  who has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC-STATE OF FLORIDA  
Paula V. Peters  
Commission # EE043472  
Expires: DEC. 14, 2014  
BONDED THRU ATLANTIC BONDING CO., INC.

(Notary Seal)

[Signature]  
Print Name: PAULA V. PETERS  
Notary Public  
State of FLORIDA  
My Commission Expires: DEC. 14, 2014

## EXHIBIT A

### LEGAL DESCRIPTION:

Right of Way Acquisition Parcel – DB Florida Company, LLC

Situate in Section 37, Township 2 North, Range 27 East, County of Nassau, State of Florida, being a portion of lands conveyed to DB Florida Company, LLC as recorded on Official Records Book 963, Page 1080 of the Official records of Nassau County, Florida, being a new division from said DB Florida Company lands for a 60 foot wide right of way and being more particularly described as follows:

Commencing at a 4"x4" concrete monument found, marked LB#4204, said concrete monument being the intersection of the East right of way of Christian Way (a 100 foot wide private roadway) and the South right of way line of State Road number 200 (A1A; a variable width right of way, also known as "Buccaneer Trail"), said concrete monument also being the northwest corner of lands conveyed to JD's Animal Clinic, LLC as recorded in Official Records Book 1547, Page 829 of the Official Records of Nassau County, Florida; thence with the East right of way line of said Christian Way, S05°14'26"W, a distance of 471.95 feet to a capped 5/8" iron rod found, marked LB#6755, said found iron rod being the southeast corner of said Christian Way and a corner common with lands conveyed to Lofton Professional Plaza, LLC as recorded in Official Records Book 1008, Page 1909 of the Official Records of Nassau County, Florida; thence with the South line of said Christian Way and a line common with said Lofton lands, N85°19'27"W, a distance of 20.00 feet to a capped 5/8" iron rod found, marked LB#6755, said found iron rod being a westerly corner of said Lofton lands, said found iron rod found lying in the East line of an ingress/egress easement recorded in Official Records Book 656, Page 1 of the Official Records of Nassau County, Florida; thence with the west line of said Lofton lands and the East line of said ingress/egress easement, S05°14'26"W, a distance of 88.48 feet to a capped 1/2" iron pipe found, marked LB#2841, said found iron pipe being the southwest corner of said Lofton lands, said found iron pipe also being a common corner of said DB Florida Company lands and the True Point of Beginning;

Thence with the South line of said Lofton lands and a northerly line of said DB Florida Company lands, S84°43'22"E, a distance of 317.55 feet to the southeast corner of said Lofton lands and a northeasterly corner of said DB Florida lands;

Thence with the East line of said DB Florida Company lands, S03°30'42"W, a distance of 60.03 feet to a corner, said corner being the southeast corner of the herein described 60 foot wide parcel;

Thence with a new division line running parallel with the South line of said Lofton lands and North line of said DB Florida Company lands, N84°43'22"W, a distance of 318.12 feet to a point in the East line of said ingress/egress easement, said point lying a curve concave to the east;

Thence with the East line of said ingress/egress easement northerly along the arc of said curve, having a radius of 1402.39 feet, a central angle of 02°27'08", an arc length of 60.02 feet and a chord bearing N04°03'12"E, a distance of 60.01 feet to the True Point of Beginning, containing 19,082.927 square feet or 0.438 Acres, more or less.

Bearing basis established as South 05°14'26" West along the East line of Christian Way a 100 foot wide private roadway.