

CS-12-210

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Pages 3
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John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$27.00
#4

Prepared by/Return to:
Mollie M. Garrett, Esq.
463688 State Road 200, STE 1-315
Yulee, FL 32097

**WARRANTY DEED
DEDICATING LAND FOR PUBLIC PURPOSE**

THIS INDENTURE, made this 04 day of May 2013, between **First Federal Savings Bank of Florida, a Federal Savings Bank**, whose address is _____, (hereinafter "Dedicator and **NASSAU COUNTY FLORIDA, a political subdivision of the State of Florida**, whose address is 96130 Nassau Place, Yulee, FL 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 EXHBIT "A" ATTACHED HERETO AND BY ATTACHMENT
INCORPORATED AND MADE A PART HEREOF.

TOGETHER WITH all rights, appurtenances and easements to said property and anywise appertaining and belonging therewith.

TO HAVE AND TO HOLD the said tract or parcel of land with all and singular the rights, members, and appurtenances thereof, to the same being, belonging or anywise appertaining, to the only proper use, benefit and behoof of the public.

AND THE SAID Dedicator, for his heirs, executors and administrators does hereby fully warrant and will forever defend the right and title to the above described property as hereinabove provided against the 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 Grantor has caused to be executed by its authorized officers on the day and year first above written.

DEDICATOR:

Signed, sealed and delivered in the presence of: **First Federal Savings Bank of Florida, a Federal Savings Bank**

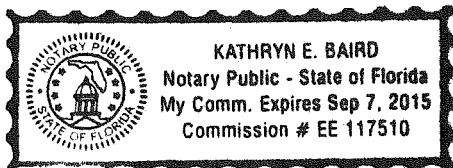
Dawn Copeland
Print Name: Dawn Copeland

By: [Signature]
Name: Keith C. Leibfend
Its: President & CEO

[Signature]
Print Name: Kathryn E Baird

STATE OF FLORIDA
COUNTY OF ~~NASSAU~~ Columbia

The foregoing instrument was acknowledged before me on this 7th day of May, 2013, by Keith C. Leibfend, as President & CEO of **First Federal Savings Bank of Florida, a Federal Savings Bank**, and on behalf of the bank, said individuals are personally known to me or has produced as identification and who executed the same for and on behalf of the bank.



[Signature]
Notary Public
State of Florida
My Commission Expires: 9-7-2015

EXHIBIT "A"
Legal Description for Parcel "C"

A tract of land lying within Section 25, Township 2 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

Commence at the Northwesterly corner of Lot 1, Flora Parke, as recorded in Plat book 6, Pages 137, 138, and 139 of the Public Records of Nassau County, Florida; Thence $S17^{\circ}12'58''W$, a distance of 37.64 feet to the point of intersection with a non-tangent curve concave to the south; thence easterly along the arc of said curve, having a radius of 164.00 feet, a radial bearing of $N13^{\circ}07'34''W$, a central angle of $19^{\circ}28'27''$, an arc length of 55.74 feet and a chord bearing $N86^{\circ}36'39''E$, a distance of 55.47 feet to point of tangency and the Point of Beginning; Thence $S82^{\circ}45'36''E$, a distance of 5.11 feet; thence $S81^{\circ}52'04''E$, a distance of 18.38 feet; thence $S76^{\circ}07'36''E$, a distance of 40.71 feet to the point of intersection with a curve concave to the southwest; thence easterly along the arc of said curve, having a radius of 167.20 feet, a central angle of $44^{\circ}20'40''$, an arc length of 129.41 feet and a chord bearing $S53^{\circ}57'16''E$, a distance of 126.20 feet to the Northerly right-of-way of Flora Parke Boulevard (an 80 foot public right-of-way as currently established in Plat Book 6, Pages 137, 138, and 139 of the Public Records of Nassau County, Florida, said point also being the point of tangency to the point of intersection with a non-tangent curve concave to the southeast; thence along said Northerly right-of-way westerly along the arc of said curve, having a radius of 290.00 feet, a radial bearing of $N26^{\circ}20'02''W$, a central angle of $08^{\circ}20'54''$, an arc length of 42.25 feet and a chord bearing $S59^{\circ}29'31''W$, a distance of 42.22 feet to a point of intersection with a non-tangent curve concave to the southwest; thence departing the Northerly right-of-way of said Flora Parke Boulevard northwesterly along the arc of said curve, having a radius of 125.00 feet, a radial bearing of $N57^{\circ}47'15''E$, a central angle of $43^{\circ}54'51''$, an arc length of 95.81 feet and a chord bearing $N54^{\circ}10'10''W$, a distance of 93.48 feet; thence $N76^{\circ}07'36''W$, a distance of 46.16 feet to the point of curvature of a curve concave to the south; thence westerly along the arc of said curve, having a radius of 125.00 feet, a central angle of $09^{\circ}21'19''$, an arc length of 20.41 feet and a chord bearing $N80^{\circ}48'15''W$, a distance of 20.39 feet to the point of tangency; thence $N17^{\circ}13'01''E$, a distance of 41.51 feet to the Point of Beginning.

Containing 7,464.088 square feet or 0.171 acres, more or less.