

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

RETURN TO:  
GRANTEE  
C/O David A. Hallman, Esq.

**CORRECTIVE  
GENERAL WARRANTY DEED**

Made this 16<sup>th</sup> day of July, 2013 A.D. by **HERON ISLES JOINT VENTURE, LLP, a Florida limited liability partnership**, hereinafter called the Grantor, to **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, a political subdivision of the State of Florida**, whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, hereinafter called the Grantee:

(Whenever used herein the term "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 corporations)

**Witnesseth**, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

See Attached Schedule "A" (the "Property")

Parcel ID Number 44-3N-28-0000-0001-0530

**Together** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**To Have and to Hold**, the same in fee simple forever. The purpose of this Corrective General Warranty Deed is to: (1) release the property described herein from the reverter provisions in that certain General Warranty Deed recorded in OR Book 01281, Pages 1581-1582, public records of Nassau County, Florida and (2) to correct the Parcel Identification Number in that certain General Warranty Deed recorded in OR Book 01281, Pages 1581-1582, public records of Nassau County, Florida.

**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.

In Witness Whereof, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Heron Isles Joint Venture, LLP, a Florida limited liability partnership

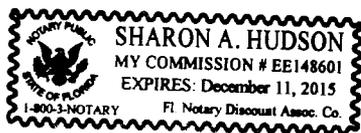
Kathy Williford  
Witness Printed Name Kathy Williford

By: Gregory E. Matovina (Seal)  
Gregory E. Matovina, Managing Partner  
Address: 2955 Hartley Road, Suite 108,  
Jacksonville, FL 32257

Sharon A. Hudson (Seal)  
Witness Printed Name Sharon A. Hudson

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of July, 2013, by Gregory E. Matovina, the Managing Partner of Heron Isles Joint Venture, LLP, a Florida limited liability partnership, who is/are personally known to me or who has produced \_\_\_\_\_ as identification.



Sharon A. Hudson  
Notary Public  
Printed Name: SHARON A. HUDSON  
State of FLORIDA  
My Commission expires: \_\_\_\_\_

“Schedule A”

A portion of Section 44, Township 3 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

For a Point of Reference commence at the intersection of the Northerly right-of-way line of Seaboard air line railroad (a 120 foot right-of-way as now established) with the Easterly right-of-way line of Chester Road (a 100 foot right-of-way as now established at this location); thence following 2 courses along said Easterly right-of-way line: Course 1- North 07 degrees 37 minutes 41 second East, 105.34 feet; Course 2- North 64 degrees 02 minutes 19 seconds West, 3.38 feet; thence North 08 degrees 24 minutes 50 seconds East, 773.65 feet; thence North 07 degrees 26 minutes 55 seconds East, 3147.71 feet to the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, thence North 07 degrees 26 minutes 55 seconds East, 218.00 feet; thence South 82 degrees 33 minutes 06 seconds East, 400.02 feet; thence South 08 degrees, 11 minutes 45 seconds West, 218.02 feet; thence North 82 degrees 33 minutes 06 seconds West, 397.18 feet to the POINT OF BEGINNING.