

PREPARED BY AND RETURN TO:

**Michael S. Mullin, Esq.
Rogers Towers, P.A.
960185 Gateway Blvd., Suite 203
Amelia Island, Florida 32034**

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made effective as of this 16th day of July, 2014, by and between **THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, (AS TO THE INTEREST HEREIN), A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**, whose mailing address is 96135 Nassau Place, Yulee, Florida 32097, (hereinafter referred to as the "Grantor"), in favor of **LFW RESERVE, LLC, A GEORGIA LIMITED LIABILITY COMPANY AUTHORIZED FOR AND DOING BUSINESS WITHIN FLORIDA**, whose address is 6200 The Corners Parkway, Norcross, Georgia, 30092 (hereinafter referred to as the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), in hand paid by the said Grantees, the receipt and sufficiency whereof is hereby acknowledged, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantees, and their successors and assigns forever, the following described land, situate, lying and being in Nassau County, Florida, to-wit:

See Exhibit A attached hereto and incorporated herein.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit, and behoof of the said Grantee, its legal representatives, successors and assigns forever.

Grantees, by the acceptance of this Quit-Claim Deed, acknowledge that in giving this Quit-Claim Deed, Grantor makes no representations or warranties, expressed or implied, with respect to title to the real property herein conveyed.

Grantor herein does not reserve any interest in or to phosphate, minerals, metals or petroleum as to the property being conveyed herein.

The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereto, the quantity of lands included therein, the location of the boundaries hereof, or the existence of liens, unpaid taxes or encumbrances thereon.

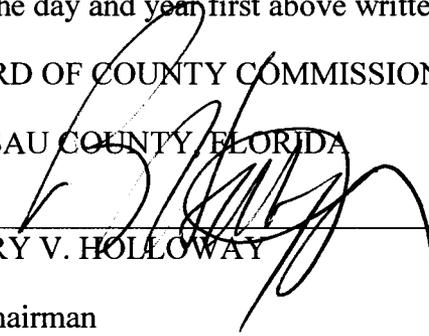
This deed is also given for the purpose of releasing the following instrument from the title to the property: Quitclaim Deed by and between Rayonier Timberlands Operating Company, L.P., Limited Partnership, and the Board of County Commissioners of Nassau County, Florida, recorded in Official Records Book 656, Page 1.

This deed is also given for the purpose of affirming that the property owners' obligations as reflected in that certain Agreement by and between DB Florida Company, LLC and the Nassau County Board of County Commissioners, recorded in Official Records Book page 1802, page 95, have been fully satisfied.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly authorized in her name and by those thereunto duly authorized, the day and year first above written.

BOARD OF COUNTY COMMISSIONERS

NASSAU COUNTY, FLORIDA

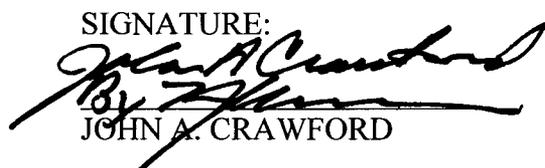


BARRY V. HOLLOWAY

Its: Chairman

ATTEST AS TO CHAIRMAN'S

SIGNATURE:

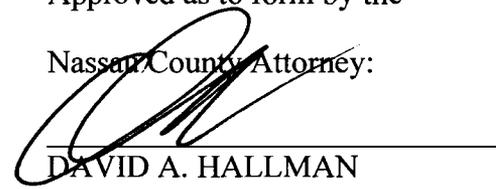


JOHN A. CRAWFORD

Its: Ex-Officio Clerk

Approved as to form by the

Nassau County Attorney:



DAVID A. HALLMAN

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 16th day of July, 2014, by Barry V. Holloway, which person is (check one) personally known to me, or has produced a valid driver's license as identification.



JOYCE T. BRADLEY
Notary Public, State of Florida
My Comm. Expires Dec. 23, 2017
Commission No. FF 75458

Joyce T. Bradley
Notary Public, State & County Aforesaid
Name: Joyce T. Bradley
My Commission Expires 12-23-2017
My Commission Number is: FF 75458

EXHIBIT "A"

ALL THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 37, AND THE JOHN D. VAUGHN GRANT, SECTION 38, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT A RAILROAD SPIKE FOUND WHERE THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200-A (A 100-FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74600-2150 (7460-175) INTERSECTS THE RIGHT-OF-WAY CENTERLINE OF STATE ROAD NO. 200/A-I-A (A VARYING RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503) AND RUN SOUTH $00^{\circ}23'-55''$ EAST, A DISTANCE OF 96.59 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 200/A-I-A; RUN THENCE THE FOLLOWING FIVE (5) COURSES ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, (1) NORTH $72^{\circ}-46'-59''$ WEST, A DISTANCE OF 371.73 FEET TO A POINT; (2) NORTH $75^{\circ}-38'-44''$ WEST, A DISTANCE OF 200.27 FEET TO A POINT; (3) NORTH $72^{\circ}46'-59''$ WEST, A DISTANCE OF 400.11 FEET TO A POINT; (4) NORTH $69^{\circ}-55'-14''$ WEST, A DISTANCE OF 200.30 FEET TO A POINT; (5) NORTH $72^{\circ}-46'-59''$ WEST, A DISTANCE OF 1344.89 FEET TO A POINT OF CURVATURE; RUN THENCE IN A WESTERLY DIRECTION ALONG THE ARC OF A CURVE IN SAID SOUTHERLY RIGHT-OF-WAY LINE, SAID CURVE BEING CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 5606.17 FEET, A CHORD DISTANCE OF 1168.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE, THE BEARING OF THE AFOREMENTIONED CHORD BEING NORTH $78^{\circ}-45'-59''$ WEST; RUN THENCE NORTH $84^{\circ}-44'-59''$ WEST CONTINUING ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 449.61 FEET TO A POINT ON THE EASTERLY LINE OF LANDS OF THE YULEE UNITED METHODIST CHURCH (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY IN BOOK 587, PAGE 330); RUN THENCE SOUTH $05^{\circ}-15'-01''$ WEST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 473.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED RUN SOUTH $85^{\circ}-21'-12''$ EAST, A DISTANCE OF 80.00 FEET TO A POINT ON THE EASTERLY LINE OF A 60-FOOT WIDE EASEMENT (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY IN BOOK 655, PAGE 1298) ; RUN THENCE SOUTH $05^{\circ}-15'-01''$ WEST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 88.47 FEET TO A POINT; RUN THENCE SOUTH $84^{\circ}-44'-59''$ EAST, A DISTANCE OF 317.53 FEET TO A POINT ON THE WESTERLY LINE OF THE OLD NASSAU COUNTY LANDFILL (NOW CLOSED); RUN THENCE SOUTH $03^{\circ}-28'-57''$ WEST ALONG LAST MENTIONED WESTERLY LINE, A DISTANCE OF 1359.46 FEET TO A POINT; RUN THENCE THE NEXT FOUR COURSES ALONG THE APPROXIMATE CENTERLINE OF A +/- 20 FOOT WIDE DITCH, (1) NORTH $80^{\circ}-00'-00''$ WEST, A DISTANCE OF 50.00 FEET TO A POINT; (2) SOUTH $47^{\circ}-00'-00''$ WEST, A DISTANCE OF 46.59 FEET TO A POINT; (3) SOUTH $74^{\circ}-00'-00''$ WEST, A

DISTANCE OF 209.18 FEET TO A POINT; (4) NORTH 87°-00'-00" WEST, A DISTANCE OF 128.24 FEET TO A POINT; RUN THENCE NORTH 19°-00'-00" WEST, A DISTANCE OF 1636.54 FEET TO A POINT AT THE SOUTHWEST CORNER OF THE AFOREMENTIONED YULEE UNITED METHODIST CHURCH; RUN THENCE NORTH 89°-21'-00" EAST, ALONG THE SOUTHERLY LINE OF LAST MENTIONED LANDS, A DISTANCE OF 640.04 FEET TO THE POINT OF BEGINNING.

EXCEPT THEREFROM THOSE LANDS DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 1809, PAGE 1958, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.