

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 18th day of July, 2014, by and between LFW RESERVE, LLC, a Georgia limited liability company, authorized for and doing business within Florida, whose mailing address is 6200 The Corners Parkway, Norcross, Georgia, 30092, (hereinafter referred to as the "Grantor"), in favor of 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 (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.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges 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.

Grantee, by acceptance of this deed, acknowledge that the property is a public road maintained by Nassau County.

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 given to include maintenance and for public road ingress and egress purposes.

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.

Witnesses:

LFW RESERVE, LLC, a Georgia limited liability company, authorized for and doing business within Florida

Anthony W. Marks
(signature)
Tony W. Marks
(print name)

By: [Signature]
Its: Vice President

[Signature]
(signature)
Pamela Berrie
(print name)

STATE OF Georgia
COUNTY OF Gwinnett

The foregoing instrument was acknowledged before me this 18th day of July, 2014, by Robert Kennedy, as Vice President of L.F.W. LLC, a Georgia limited liability company authorized for and doing business within Florida, which person is (check one) personally known to me, or has produced a valid driver's license as identification.

Martha Jean Cory
Notary Public, State & County Aforesaid
Name: MARTHA JEAN CORY
My Commission Expires 06-24-2016
My Commission Number is: W-00142387



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-1-A (A VARYING RIGHT-OF-WAY AS ESTABLISHED BY DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAPS, SECTION NO. 74060-2503); THENCE SOUTH 00°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-1-A; THENCE THE FOLLOWING FIVE (5) COURSES ALONG LAST MENTIONED SOUTHERLY RIGHT-OF-WAY LINE, (1) NORTH 72°46'59" WEST, A DISTANCE OF 371.73 FEET TO A POINT; (2) NORTH 75°38'44" WEST, A DISTANCE OF 200.27 FEET TO A POINT; (3) NORTH 72°46'59" WEST, A DISTANCE OF 400.11 FEET TO A POINT; (4) NORTH 69°55'14" WEST, A DISTANCE OF 200.30 FEET TO A POINT; (5) NORTH 72°46'59" WEST, A DISTANCE OF 1344.89 FEET TO A POINT OF CURVATURE; 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°45'59" WEST; THENCE NORTH 84°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 YULBE UNITED METHODIST CHURCH (ACCORDING TO DEED RECORDED IN THE OFFICIAL RECORDS OF NASSAU COUNTY IN BOOK 587, PAGE 330); THENCE SOUTH 05°15'01" WEST ALONG LAST MENTIONED EASTERLY LINE, A DISTANCE OF 473.00 FEET; THENCE SOUTH 85°21'12" EAST, ALONG THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 963, PAGES 1080-1084, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO COURSES: (1) SOUTH 85°21'12" EAST A DISTANCE OF 60.00 FEET; (2) SOUTH 05°15'01" WEST A DISTANCE OF 88.47 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1402.39 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°27'08", AN ARC DISTANCE OF 60.02 FEET AND BEING SUBTENDED BY A CHORD BEARING SOUTH 04°03'55" WEST A DISTANCE OF 60.02 FEET; THENCE NORTH 84°42'47" WEST A DISTANCE OF 60.02 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1462.39 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°20'59", AN ARC DISTANCE OF 59.97 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 04°04'32" EAST A DISTANCE OF 59.97 FEET; THENCE NORTH 05°15'01" EAST A DISTANCE OF 87.85 FEET TO THE POINT OF BEGINNING.