

Prepared by & Return to:
Cor Leonis LLC
% James L. Taylor
P.O. Box 729
Yulee Florida
32041

Warranty Deed

DEDICATING LAND FOR PUBLIC PURPOSE

THIS INDENTURE made this 31st day of July, 2014 by *COR LEONIS, LLC*, of 86161 Antares Way, P.O. Box 729, Yulee Florida, 32097 a Florida Limited Liability Company, 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, FL 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, trusts and trustees.

Witnesseth, that said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said **Grantor**, in hand paid by said Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained and sold to said Grantee to have and to hold for the public use forever as road right of way, the following described land; to wit:

See attached Legal Description attached hereto as Attachment "A"

To Have and to Hold, the same in fee simple forever.

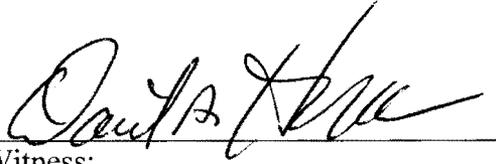
- Provided, however, in the event Grantee has not constructed a road right of way on the Property within ten (10) years from the date of the conveyance of property described herein, the Property shall revert to the Grantor.

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 unlawful claims of all persons whomsoever.

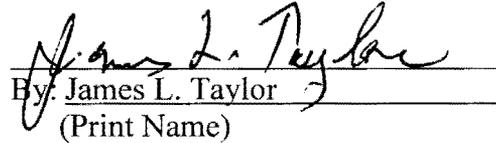
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR:
COR LEONIS, LLC.,
A Florida Limited Liability Company,



Witness:
Print Name: David A. Hallman


By: James L. Taylor
(Print Name)

Its: Manager
(Title)

86161 Antares Way
Post Office Box 729
Yulee, Florida 32097



Witness:
Print Name: Joyce T. Bradley

(Seal) _____

**STATE OF FLORIDA
COUNTY OF NASSAU**

The foregoing instrument was acknowledged before me on this 31st day of July, 2014, by James L. Taylor, as Manager of *COR LEONIS, LLC*, a Florida Limited Liability Company, on behalf of the company. He/she is personally known to me or has produced _____ as identification.

Notary Seal)

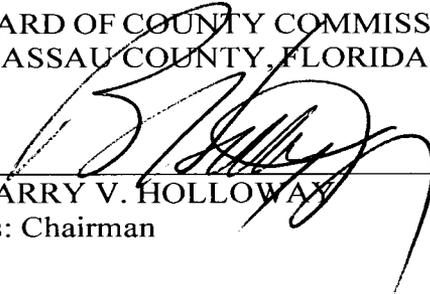

Notary Public, State of Florida
Print Name: Joyce T. Bradley
My Commission Expires: 12-23-17



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

The Conveyance of before-referenced land is hereby acknowledge and accepted by the *BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA*, a political subdivision of the State of Florida, for the uses and purposes therein expressed on this 31st day of July, 2014.

BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, FLORIDA, Grantee



BARRY V. HOLLOWAY
Its: Chairman

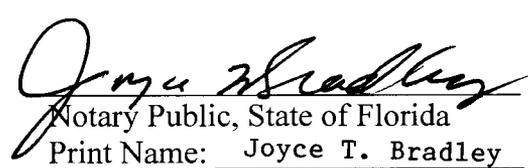
STATE OF FLORIDA
COUNTY OF NASSAU

BEFORE ME; the undersigned authority, personally appeared Barry V. Holloway, Chairman, BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA to me personally known, and acknowledged before me that he is the person who signed the above for the uses and purposes therein contained.

Notary Seal)



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



Notary Public, State of Florida
Print Name: Joyce T. Bradley
My Commission Expires: 12-23-17

ATTACHMENT "A"
(PARCEL "A")

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1747, PAGE 1391 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A **POINT OF REFERENCE**, COMMENCE AT THE NORTHWEST CORNER OF YULEE FARMS, UNIT THREE, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY, IN PLAT BOOK 3, PAGE 24; THENCE NORTH $06^{\circ}11'00''$ EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SEABOARD COASTLINE RAILROAD (A 200 FOOT RIGHT-OF-WAY) AND THE PROLONGATION THEREOF, A DISTANCE OF 4,734.96 FEET TO A CONCRETE MONUMENT LOCATED WHERE SAID PROLONGATION OF RAILROAD RIGHT-OF-WAY IS INTERSECTED BY THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17 (A SEVENTY FIVE FOOT RIGHT-OF-WAY); THENCE SOUTH $07^{\circ}56'00''$ EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17, A DISTANCE OF 3,760.20 FEET TO THE NORTHWEST CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 1747, PAGE 1391 AND THE **POINT OF BEGINNING**; THENCE SOUTH $83^{\circ}45'20''$ EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 926.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 690.61 FEET, THROUGH A CENTRAL ANGLE OF $46^{\circ}55'35''$, AN ARC DISTANCE OF 565.63 FEET TO THE EAST LINE OF SAID LANDS; (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $60^{\circ}17'33''$ EAST, 549.95 FEET); THENCE SOUTH $12^{\circ}46'10''$ EAST, ALONG SAID EAST LINE, A DISTANCE OF 281.56 FEET TO THE SOUTHEAST CORNER OF SAID LANDS AND A POINT OF CUSP OF A CURVE TO THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 630.61 FEET, THROUGH A CENTRAL ANGLE OF $70^{\circ}59'10''$, AN ARC DISTANCE OF 781.29 FEET TO A POINT OF TANGENCY; (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $48^{\circ}15'45''$ WEST, 732.27 FEET); THENCE NORTH $83^{\circ}45'20''$ WEST, A DISTANCE OF 911.64 FEET, TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17; THENCE NORTH $07^{\circ}56'00''$ WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 61.89' FEET TO THE **POINT OF BEGINNING**.

CONTAINING 2.13 ACRES, MORE OR LESS.

Prepared by and Return to:
Osceola Title of Nassau Inc.
P.O. Box 15579
Fernandina Bch, FL 32034

INSTR # 201420465, Book 1930, Page 1401
Pages 2
Doc Type PR, Recorded 08/04/2014 at 10:45 AM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$18.50
#1

File #5128-14

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

That ^{Estévez} ~~ESTEVEZ~~ FELIPE J. ESTEVEZ, AS BISHOP OF DIOCESE OF ST. AUGUSTINE

The owner and holder of a certain Mortgage Deed executed by

COR LEONIS, A FLORIDA LIMITED LIABILITY COMPANY

now present holder of a mortgage bearing a date of July 13, 2011 and recorded in Official Records Book 1747, page 1392; public records of Nassau County, State of Florida.

Securing certain Note with a **Total Principal sum of \$144,000.00** and certain promises and obligations set forth in said Mortgage Deed, upon the Property situated in said State and County described as follows, to-wit:

That certain piece, parcel or tract of land, situate, lying and being in the County of Nassau, State of Florida and being further described as follows:

See Attached legal Description Exhibit "A"

^{Estévez} Felipe J. ~~Estover~~, as Bishop of Diocese of St. Augustine, upon receipt of the principal sum of \$-0- does state that the above said caption property is Partially released from the above stated mortgage and that **Cor Leonis, LLC**, is released from any further obligations to ~~Felipe J. Estover~~ ^{Estévez} Bishop of Diocese of St. Augustine, their successors and/or assigns for the above referenced lot.

Judy T. Pinson
Witness Signature

Rev. Michael P. Morgan
Felipe J. ~~Estover~~ ^{Estévez}
Bishop of Diocese of St. Augustine

Rev. Michael P. Morgan, Vicar
General/Chancellor for Felipe J. Estévez as
Bishop of the Diocese of St. Augustine

Porter J. L.
Witness Signature

STATE OF Florida
COUNTY OF Duval

Sworn to and subscribed before me this 24th day of July, 2014 By Felipe J. ^{Estévez} ~~Estover~~, Bishop of Diocese of St. Augustine, who is personally known to me or who has produced Photo I.D. as identification and who ~~has~~/has not taken an oath.

Judy T. Pinson Notary



JUDY T. PINSON
MY COMMISSION # FF 078068
EXPIRES: March 16, 2018
Bonded Thru Budget Notary Services

EXHIBIT "A"

ALL THAT CERTAIN PIECE, PARCEL OF TRACT OF LAND SITUATE, LYING IN AND BEING A PORTION OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, ALSO BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1747, PAGE 1391 OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOW:

FOR A POINT OF REFERENCE, COMMENCE AT THE NW CORNER OF YULEE FARMS, UNIT THREE, ACCORDING TO PLAT RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY IN PLAT BOOK 3, PAGE 24; THENCE N 06°11'00"E ALONG TH EASTERLY RIGHT OF WAY OF SEABOARD COASTLINE RAILROAD(A 200 FOOT RIGHT OF WAY) AND THE PROLONGATION THEREOF A DISTANCE OF 4,734.96 FEET TO A CONCRETE MONUMENT LOCATED WHERE SAID PROLONGATION OF RAILROAD RIGHT OF WAY IS INTERSECTED BY THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17(A 75 FOOT RIGHT OF WAY); THENCE S 07°56'00" E ALONG SAID EASTERLY RIGHT OF WAY OF U.S. HIGHWAY 17 A DISTANCE OF 3,760.20 FEET TO THE NW CORNER OF SAID LANDS IN OFFICIAL RECORDS BOOK 1747, PAGE 1391 AND THE POINT OF BEGINNING; THENCE S 83°44'20" E ALONG THE NORTH LINE OF SAID LANDS A DISTANCE OF 926.80 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 690.61 FEET THROUGH A CENTRAL ANGLE OF 46°55'35", AN ARC DISTANCE OF 565.63 FEET TO THE EAST LINE OF SAID LANDS;(SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S 60°17'33" E 549.95 FEET); THENCE S 12°46'10" E ALONG SAID EAST LINE A DISTANCE OF 281.56 FEET TO THE SE CORNER OF SAID LANDS AND A POINT OF CUSP OF A CURVE OF THE LEFT; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 630.61 FEET THROUGH A CENTRAL ANGLE OF 70°59'10" AN ARC DISTANCE OF 781.29 FEET TO A POINT OF TANGENCY;(SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 48°15'45" W 732.27 FEET); THENCE N 83°45'20" W A DISTANCE OF 911.64 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 17; THENCE N 07°56'00" W ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 61.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.13 ACRES MORE OR LESS