

THIS INSTRUMENT WAS
PREPARED BY AND RETURN TO:

Jeb T. Branham, Esq.
3500 3rd Street South
Jacksonville Beach, Florida 32250

INSTR # 201109965, Book 1735, Page 619
Pages 3
Doc Type D, Recorded 04/25/2011 at 02:30 PM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$27.00
#1

DEED OF CONVEYANCE BY COUNTY

THIS DEED, pursuant to Florida Statutes, Section 125.411, made this 11th day of April, 2011, by Nassau County, Florida, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, party of the first part, and the Town of Callahan, a Florida municipality, whose address is 542300 U.S. Highway 1, Callahan, Florida 32011, party of the second part,

WITNESSETH that the said party of the first part, for and in consideration of the sum of ten and no/100 Dollars (\$10.00), to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Nassau County, Florida:

PART OF THE F.P. SANCHEZ GRANT, SECTION 51,
TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY,
FLORIDA, MORE PARTICULARLY DESCRIBED AS
FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF AMHURST
OAKS, AS RECORDED IN PLAT BOOK 7, PAGES 180, 181
AND 182 OF THE PUBLIC RECORDS OF SAID COUNTY;
THENCE NORTH 35°-40' -45" EAST, 762.12 FEET, ALONG
THE WESTERLY LINE OF DR. MARTIN LUTHER KING. JR.
AVENUE (A COUNTY MAINTAINED GRADED ROAD);
THENCE NORTH 53°-20' -00" WEST, 660.0 FEET; THENCE
SOUTH 35°-40' -45" WEST, 100.0 FEET, TO THE POINT OF
BEGINNING; THENCE CONTINUE SOUTH 35°-40' -45"
WEST, 100.0 FEET; THENCE NORTH 53°-20' -00" WEST, 50.0
FEET; THENCE NORTH 35°40'-45" EAST, 100.0 FEET;
THENCE SOUTH 53°-20'-00" EAST, 50.0 FEET, TO THE
POINT OF BEGINNING.

CONTAINING 4,999.26 SQUARE FEET AND/OR 0.1148
ACRES.

THIS INSTRUMENT WAS
PREPARED BY AND RETURN TO:

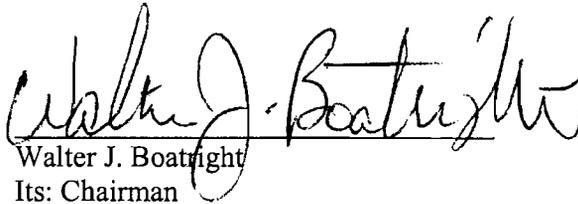
Jeb T. Branham, Esq.
3500 3rd Street South
Jacksonville Beach, Florida 32250

A survey of said land being attached hereto and further identified as Nassau County Parcel no. 51-2N-25-0000-0035-0010.

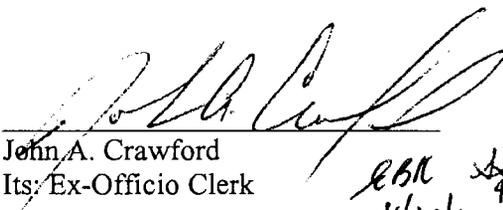
Pursuant to Section 125.411(3), Florida Statutes, this deed conveys only the interest of the County and the Board, and does not warrant title or represent any state of facts concerning same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said board, the day and year aforesaid.

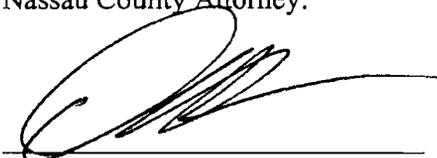
Board Of County Commissioners
Nassau County, Florida


Walter J. Boatright
Its: Chairman

Attest as to Chairman's signature:


John A. Crawford
Its: Ex-Officio Clerk
EBR 4/20/11
JH 4/20/11

Approved as to form by the
Nassau County Attorney:


David A. Hallman

M A P S H O W I N G S U R V E Y O F

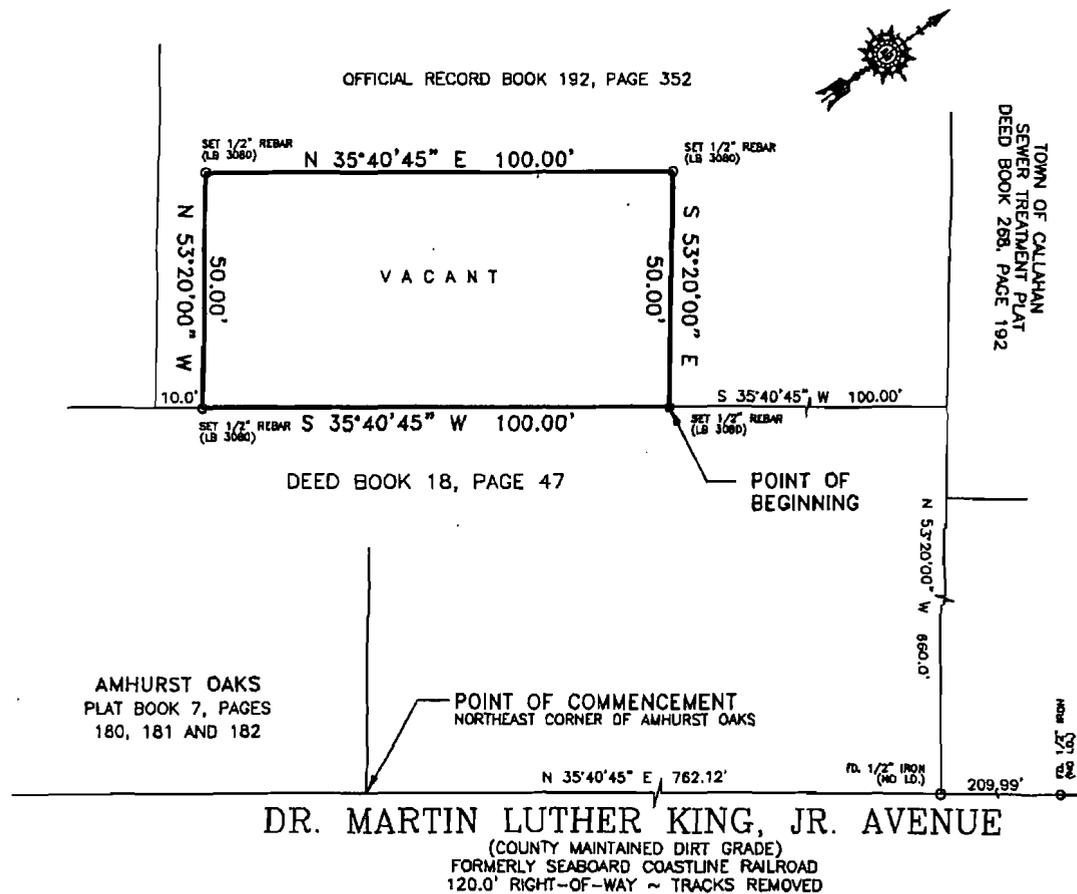
PART OF THE F.P. SANCHEZ GRANT, SECTION 51, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHEAST CORNER OF AMHURST OAKS, AS RECORDED IN PLAT BOOK 7, PAGES 180, 181 AND 182 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 35°-40'-45" EAST, 762.12 FEET, ALONG THE WESTERLY LINE OF DR. MARTIN LUTHER KING, JR. AVENUE (A COUNTY MAINTAINED GRADED ROAD); THENCE NORTH 53°-20'-00" WEST, 660.0 FEET; THENCE SOUTH 35°-40'-45" WEST, 100.0 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 35°-40'-45" WEST, 100.0 FEET; THENCE NORTH 53°-20'-00" WEST, 50.0 FEET; THENCE NORTH 35°-40'-45" EAST, 100.0 FEET; THENCE SOUTH 53°-20'-00" EAST, 50.0 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4,999.26 SQUARE FEET AND/OR 0.1148 ACRES.

FOR: THE TOWN OF CALLAHAN

NOTE:

THE LANDS SURVEYED AND DESCRIBED HEREON ARE THE SAME LANDS AS THOSE LANDS ON THE NASSAU COUNTY PROPERTY APPRAISER'S MAP AS PARCEL NUMBER 51-2N-25-0000-0035-0010.



<p>LEGEND:</p> <ul style="list-style-type: none"> □ CONCRETE MONUMENT ○ IRON PIPE OR ROD O/E OVERHEAD ELECTRIC O/T OVERHEAD TELEPHONE x CROSS-CUT IN CONCRETE X-X FENCE 	<p>ELLIS, CURTIS & KOOKER, INC. LAND SURVEYORS AND PLANNERS (LB # 3080)</p>
<p>As best determined from an inspection of Flood Insurance Rate Map: 120170 0325 C dated 5-4-1988, the lands/house surveyed lie in Zone "X".</p>	<p>166D EMERSON STREET JACKSONVILLE, FLORIDA 32207 (904) 396-6334 FAX (904) 396-8997</p> <p>GENERAL NOTES:</p> <ol style="list-style-type: none"> 1.) This is a Boundary survey. 2.) No abstract of Title furnished. 3.) Not abstracted for easements. 4.) Basis of Bearings: Assumed N. 35°-40'-45" E. along the West line of Dr. Martin Luther King, Jr. Avenue. <p align="center"></p> <p>Not valid unless Surveyor's Official Seal is embossed hereon.</p>
<p align="right">  HAROLD G. EVERITT, JR. Certificate No. 3267 LEON J. EVERETT Certificate No. 4099 Professional Surveyors & Mappers State of Florida </p>	
<p>SCALE: 1"=30' DATE: 12-3-10 FIELD BOOK 716 PAGE 108 DRAFTSMAN: H G E ORDER # 10212 - A</p>	