

Prepared by and return when recorded to:  
Sidney S. Simmons, II, Esq.  
1050 Riverside Avenue  
Jacksonville, Florida 32204

Consideration \$0

### SPECIAL WARRANTY DEED

**THIS INDENTURE**, made this 11th day of April, 2016, between **WOODBIDGE NASSAU, LLC**, a Florida limited liability company, as successor by conversion of Woodbridge Nassau Joint Venture, a Florida general partnership and **VILLAGES OF WOODBRIDGE MASTER ASSOCIATION, INC.**, a Florida not-for-profit corporation, whose address is 212 B Centre Street, Fernandina Beach FL 32034, together herein referred to as the Grantor, and **NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, herein referred to as the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto the Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, described on Exhibit A hereto.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining; subject to taxes for the current year and covenants, easements and restrictions of record (the "Permitted Encumbrances").

The Grantor does hereby covenant with the Grantee, that except with respect to the Permitted Encumbrances, at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors and assigns.)

[SIGNATURE PAGES FOLLOW]

Property Appraiser's Parcel  
Identification Numbers: # 41-2N-28-0000-0009-0000; # 41-2N-28-0000-0008-0000  
# 40-2N-28-225V-000A-0000

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name as of the day and year first above written.

WITNESSES:

*Michael S. Mullin*  
Printed Name: Michael S. Mullin

*Joyce T. Bradley*  
Printed Name: Joyce T. Bradley

**WOODBIDGE NASSAU, LLC**

By: *Daniel I. McCranie*  
Daniel I. McCranie  
Its Manager

STATE OF FLORIDA        )  
COUNTY OF NASSAU    )

The foregoing instrument was acknowledged before me this 11th day of April, 2016, by Daniel I. McCranie, Manager of Woodbridge Nassau, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC



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

Sign: *Joyce T. Bradley*  
Print: Joyce T. Bradley  
State of Florida  
My Commission Expires: 12-23-2017

WITNESSES:

[Signature]  
Printed Name: Michael S. Mullin

**VILLAGES OF WOODBRIDGE MASTER ASSOCIATION, INC.**

[Signature]  
Printed Name: Joyce T. Bradley

By: [Signature]  
Printed Name: Daniel McCranie  
Its President

STATE OF FLORIDA        )  
COUNTY OF NASSAU    )

The foregoing instrument was acknowledged before me this 11th day of April, 2016, by Daniel McCranie, President of Villages Of Woodbridge Master Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC



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

Sign: [Signature]  
Print: Joyce T. Bradley  
State of Florida  
My Commission Expires: 12-23-2017

## EXHIBIT A

### Parcel A

A STRIP OF LAND 20 FEET IN WIDTH, BEING A PORTION OF TRACT "D", "VILLAGES OF WOODBRIDGE", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGES 229 THROUGH 232, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, LYING WESTERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

BEGIN AT THE NORTHEAST CORNER OF SAID "VILLAGES OF WOODBRIDGE"; THENCE ALONG THE EASTERLY PERIMETER OF SAID "VILLAGES OF WOODBRIDGE", THE FOLLOWING FOUR COURSES: (1) SOUTH 03°57'20" EAST A DISTANCE OF 1,223.29 FEET; (2) THENCE SOUTH 06°59'16" EAST A DISTANCE OF 512.26 FEET; (3) THENCE SOUTH 11°06'45" EAST A DISTANCE OF 652.21 FEET; (4) THENCE SOUTH 59°57'09" EAST A DISTANCE OF 150.54 FEET TO THE TERMINUS OF SAID LINE.

THE SIDELINES OF THE ABOVE DESCRIBED EASEMENT SHALL BE LENGTHENED OR SHORTENED AS NECESSARY IN ORDER TO MAINTAIN A CONTINUOUS STRIP OF LAND 20 FEET IN WIDTH AND TO INTERSECT EXISTING EASEMENTS, RIGHTS-OF-WAY AND PROPERTY LINES OF RECORD AS MAY BE APPLICABLE.

### PARCEL B

A STRIP OF LAND 20 FEET IN WIDTH, BEING A PORTION OF SECTION 41 (D, FERNANDEZ GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT A POINT WHERE THE SOUTHERLY LINE OF "VILLAGES OF WOODBRIDGE" AS RECORDED IN PLAT BOOK 7, PAGES 229 THROUGH 232 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA IS INTERSECTED BY THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLEMENTS ROAD (A 40- FOOT RIGHT-OF-WAY); THENCE SOUTH 59°57'09" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 113.82 FEET TO THE NORTHWESTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 520, PAGE 838 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 09°59'06" EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 26.12 FEET; THENCE NORTH 59°57'09" WEST, A DISTANCE OF 159.78 FEET TO A POINT ON THE SOUTHERLY LINE OF "VILLAGES OF WOODBRIDGE", AFOREMENTIONED; THENCE NORTH 85°36'22" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.36 FEET TO THE POINT OF BEGINNING.

PARCEL C

A PORTION OF SECTION 41 (D, FERNANDEZ GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING ALSO KNOWN AS "PARCEL B" AS RECORDED IN OFFICIAL RECORDS BOOK 1247, PAGE 1376 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, TOGETHER WITH A STRIP OF LAND BEING VARIED IN WIDTH, BEING A PORTION OF SECTION 41 (D, FERNANDEZ GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT A 5/8" IRON ROD WITH PLASTIC CAP MARKED "PLS-1558" LOCATED AT THE SOUTHWEST CORNER OF SAID SECTION 42 (A. TUCKER GRANT), TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA; THENCE SOUTH 85°47'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42 (A. TUCKER GRANT), A DISTANCE OF 607.85 FEET TO A V? IRON PIPE WITH PLASTIC CAP MARKED "FL-3718"; THENCE CONTINUE THENCE SOUTH 85°47'37" EAST, ALONG THE SOUTH LINE OF SAID SECTION 42 (A. TUCKER GRANT), A DISTANCE OF 1,839.99 FEET TO A 1&1/2 INCH IRON AXLE; THENCE NORTH 09°59'04" WEST A DISTANCE OF 2,788.52 FEET TO THE SOUTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 520, PAGE 838, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 89°21'01" EAST, ALONG THE SOUTH LINE OF LAST SAID LANDS, A DISTANCE OF 614.08 FEET; THENCE NORTH 00°38'59" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 291.17 TO INTERSECT THE SOUTHERLY RIGHT-OF-WAY LINE OF CLEMENTS ROAD (A 40 FOOT RIGHT-OF-WAY PER DEEDS) AND THE POINT OF BEGINNING; THENCE SOUTH 59°46'00" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 35.17 FEET; THENCE SOUTH 56°06'57" EAST, CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.80 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 610, PAGE 1188 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 00°38'39" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 11.13 FEET; THENCE NORTH 57°08'59" WEST, A DISTANCE OF 229.53 FEET TO A POINT ON THE AFOREMENTIONED EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 520, PAGE 838, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE NORTH 00°38'59" WEST, ALONG SAID EAST LINE, A DISTANCE OF 13.43 FEET TO THE POINT OF BEGINNING.