

NOTE TO CLERK: This Warranty Deed is executed and delivered for no monetary consideration. Therefore, this Special Warranty Deed is subject only to the minimum documentary stamp tax.

WARRANTY DEED

THIS WARRANTY DEED, is made and executed as of the 12 day of October, 2017, from the **NASSAU COUNTY SCHOOL BOARD**, whose address is 1201 Atlantic Avenue, Fernandina Beach, Florida 32034 (“Grantor”), to the **NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS**, whose address is 96135 Nassau Place, Suite 1, Yulee, FL 32097 (“Grantee”).

W I T N E S S E T H:

That in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to Grantee and its successors and assigns, all of the real property in Nassau County, Florida more particularly described on **Exhibit “A”** attached hereto and made a part of this Deed (the “Property”), together with all tenements, hereditaments, and appurtenances pertaining to the Property and subject to the restrictions, easements, agreements, reservations and other matters set forth below and other matters of record (the “Permitted Encumbrances”):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same, including the encumbrances listed in **Exhibit “B”** attached hereto and by this reference made a part hereof;
3. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property;
4. The Declaration of Restrictive Covenants recorded in Official Records Book 1927, page 159 of the public records of Nassau County, Florida, as amended (the “Declaration”), and
5. The Memorandum of Donation and Development Agreement recorded in Official Records Book 1927, page 149 of the aforesaid records, as amended (the “Memorandum”), memorializing the Donation and Development Agreement dated April 24, 2014, as amended by First Amendment to Donation and Development Agreement dated May 28, 2014, as further amended by Second Amendment to Donation and Development Agreement dated June 26, 2014, as further amended by Third Amendment to Donation and Development Agreement dated February 12, 2015, and as further amended by Fourth Amendment to Donation and Development Agreement dated October 13, 2016, (collectively, the “Donation and Development Agreement”).

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[Grantor signatures are set forth on the following pages]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

Signed, sealed and delivered in the presence of:

“GRANTOR”

NASSAU COUNTY SCHOOL BOARD

Kevin M. Burnette
Name: Kevin M. Burnette

J. Ray Probst
Name: J. RAY PROBST

By: Donna Martin
Name: Donna Martin
Title: Chair

Attest: Kathy K. Burns
Name: Dr. Kathy K. Burns
Title: Superintendent

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 12 day of October, 2017, by Donna Martin, on behalf of the NASSAU COUNTY SCHOOL BOARD. They (check one) are personally known to me, or have produced valid driver’s licenses as identification.

Robin Jones
Notary Public, State of Florida
Name: Robin Jones
My Commission Expires:
My Commission Number is

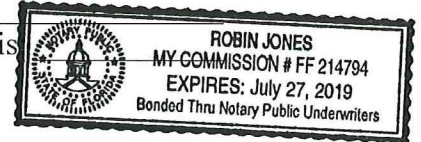


EXHIBIT "A"
THE PROPERTY

90 FOOT ROADWAY PARCEL "A":

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East and being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Heirs of E. Waterman Mill Grant, Section 50, Township 3 North, Range 27 East, Nassau County, Florida; thence on the South line of said Section 50, N 89°13'27" E, a distance of 1052.31 feet to a point on the Northwestern Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way) and the Point of Beginning; thence departing said South line and on said Northwestern Right of Way line and on the Easterly and Southeasterly Right of Way lines of said Proposed 90 foot Roadway for the next 15 courses, thence N 40°57'47" E, a distance of 75.96 feet to the beginning of a curve, concave Southeast, having a radius of 1548.00 feet and a central angle of 39°21'14"; thence on the arc of said curve, a distance of 1063.25 feet said arc being subtended by a chord which bears N 60°38'24" E, a distance of 1042.47 feet to the curves end; thence N 80°19'01" E, a distance of 158.56 feet to the beginning of a curve, concave Northwest, having a radius of 1452.00 feet and a central angle of 27°13'12"; thence on the arc of said curve, a distance of 689.82 feet said arc being subtended by a chord which bears N 66°42'25" E, a distance of 683.35 feet to the curves end; thence N 53°05'49" E, a distance of 35.48 feet to the beginning of a curve, concave Southeast, having a radius of 1548.00 feet and a central angle of 7°33'12"; thence on the arc of said curve, a distance of 204.07 feet said arc being subtended by a chord which bears N 56°52'25" E, a distance of 203.92 feet to the curves end; thence S 00°33'07" W, a distance of 10.39 feet; thence S 29°32'34" E, a distance of 81.00 feet to a point on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 7°21'37"; thence on the arc of said curve, a distance of 187.30 feet said arc being subtended by a chord which bears S 56°46'37" W, a distance of 187.17 feet to the curves end; thence S 53°05'49" W, a distance of 35.48 feet to the beginning of a curve, concave Northwest, having a radius of 1542 feet and a central angle of 27°13'12"; thence on the arc of said curve, a distance of 732.57 feet said arc being subtended by a chord which bears S 66°42'25" W, a distance of 725.70 feet to the curves end; thence S 80°19'01" W, a distance of 158.56 feet to the beginning of a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 39°21'14"; thence on the arc of said curve, a distance of 1001.44 feet said arc being subtended by a chord which bears S 60°38'24" W, a distance of 981.87 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 2 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.5 feet and a central angle of 7°04'38"; thence on the arc of said curve, a distance of 466.85 feet said arc being subtended by a chord which bears S 50°11'00" E, a distance of 466.55 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida; thence departing said Easterly Right of Way line and on said Northerly line, S 50°16'44" W, a distance of 83.43 feet to a point on the Westerly Right of Way line of aforesaid Proposed 81 foot Roadway and said point being on a curve, concave Northeast, having a radius of 3860.50 feet and a central angle of 6°46'40"; thence departing said Northerly line and on said Westerly Right of Way line and on the Northwesternly and aforesaid Easterly Right of Way line of said Proposed 81 foot Roadway and on the arc of said curve for the next 4 courses, a distance of 456.67 feet said arc being subtended by a chord which bears N 50°02'00" W, a distance of 456.40 feet to the curves end; thence N 46°38'41" W, a distance of 635.80 feet; thence N 43°21'19" E, a distance of 81.00 feet; thence S 46°38'41" E, a distance of 149.18 feet to point on the aforesaid Northwesternly Right of Way line of a Proposed 90 foot Roadway; thence departing said Easterly Right of Way line and on said Northwesternly Right of Way line, N 40°57'47" E, a distance of 287.13 feet to the Point of Beginning.

81 FOOT ROADWAY PARCEL "B":

A parcel of land, being a portion of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, all in Nassau County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of the Heirs of E. Waterman Mill Grant, Section 44, Township 2 North, Range 27 East, Nassau County, Florida; thence on the North line of said Section 44, N 89°13'27" E, a distance of 1172.93 feet to a point on the Southwesterly Right of Way line of a Proposed 90 foot Roadway (90 foot Right of Way) said point being on a curve, concave Southeast, having a radius of 1458.00 feet and a central angle of 0°10'15"; thence departing said North line and on said Southwesterly Right of Way line and on the arc of said curve for the next 2 courses, a distance of 4.35 feet said arc being subtended by a chord which bears S 41°02'54" W, a distance of 4.35 feet to the curves end; thence S 40°57'47" W, a distance of 366.85 feet to a point on the Easterly Right of Way line of a Proposed 81 foot Roadway (81 foot Right of Way); thence departing said Southeasterly Right of Way line and on said Easterly Right of Way line for the next 2 courses, S 46°38'41" E, a distance of 396.54 feet to the beginning of a curve, concave Northeast, having a radius of 3779.5 feet and a central angle of 7°04'38"; thence on the arc of said curve, a distance of 466.85 feet said arc being subtended by a chord which bears S 50°11'00" E, a distance of 466.55 feet to a point on the Northerly line of Nassau A1A Tract – North of those lands described in Official Record Book 1271, Page 897 of the Public Records of Nassau County, Florida said point also being the Point of Beginning; thence continue on said Easterly Right of Way line and on a curve, concave Northeast, having a radius of 3779.50 feet and a central angle of 1°56'02"; thence on the arc of said curve for the next 4 courses, a distance of 127.58 feet said arc being subtended by a chord which bears S 54°41'20" E, a distance of 127.57 feet; thence S 34°20'39" W, a distance of 1.46 feet to a point on a curve, concave Northeast, having a radius of 3781.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 89.68 feet said arc being subtended by a chord which bears S 56°20'07" E, a distance of 89.68 feet to the curves end; thence S 57°00'53" E, a distance of 436.40 feet to a point on the Southeasterly Right of Way line of the of aforesaid Proposed 81 foot Roadway said point also being on the Easterly Right of Way line of Existing 78 foot Roadway (78 foot Right of Way); thence departing said Easterly Right of Way line and on said Southeasterly Right of Way line, S 32°59'07" W, a distance of 81.00 feet to a point on the Westerly Right of Way line of said Proposed 81 foot Roadway; thence departing said Southeasterly Right of Way line and on said Westerly Right of Way line for the next 4 courses, N 57°00'53" W, a distance of 436.40 feet to the beginning of a curve, concave Northeast, having a radius of 3862.00 feet and a central angle of 1°21'32"; thence on the arc of said curve, a distance of 91.60 feet said arc being subtended by a chord which bears N 56°20'07" W, a distance of 91.60 feet to the curves end; thence N 34°20'39" E, a distance of 1.46 feet; to a point on a curve, concave Northeast, having a radius of 3860.50 feet and a central angle of 2°14'01"; thence on the arc of said curve, a distance of 150.49 feet said arc being subtended by a chord which bears N 54°32'21" W, a distance of 150.48 feet to a point on the aforesaid Northerly line of Nassau A1A Tract – North; thence departing said Westerly Right of Way line and on said Northerly line, N 50°16'44" E, a distance of 83.43 feet to the Point of Beginning.

EXHIBIT "B"
ENCUMBRANCES

- (a) Taxes and assessments for the year 2017 and subsequent years, which are not yet due and payable, and taxes and assessments levied and/or assessed subsequent to the date hereof.
- (b) Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
- (c) Reservation as to all oil, gas, associated hydrocarbons, lead, zinc, copper, coal, seam gas, lignite, peat, sulphur, phosphate, iron ore, sodium, salt, uranium, thorium and other fissionable material, molybdenum, vanadium, titanium, gold, silver, bauxite, limestone, kaoline, geothermal energy, and all other mineral substances and/or deposits and other materials as set forth, TOGETHER with the terms and conditions set forth and relative to the foregoing as stated in Quit-Claim Deed in Official Records Book 538, page 1218 as affected by Quit Claim Deed (Oil, Gas and Mineral Rights) recorded in Official Records Book 1695, Page 1033.
- (d) Reservations as contained in Special Warranty Deed recorded in Official Records Book 1271, Page 897, and re-recorded in Official Records Book 1372, Page 1572 and Extension Agreement recorded in Official Records Book 1529, Page 229.
- (e) Reservations as contained in Special Warranty Deed recorded in Official Records Book 1624, Page 1718.
- (f) East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement recorded in Official Records Book 1866, Page 1416.
- (g) Perpetual Easement contained in Stipulated Order of Taking and Final Judgment recorded in Official Records Book 1915, Page 1740. (Perpetual Easement Part "B", as to 80' Roadway Parcel "A").
- (h) Rights of others to any roads crossing caption.
- (i) The Temporary Easement Agreement for Ingress & Egress by and between School Board, TerraPointe and RENT-P II recorded in Official Records Book 1927, Page 193.
- (j) The DSAP Development Order approved in Ordinance 2013-11 adopted by the Nassau County Board of County Commissioners on June 24, 2013.
- (k) All other matters of record.