

Prepared By: Andrea F. Lennon, P.A.  
3391 South Fletcher Avenue Fernandina  
Beach, Florida 32034; Title to the  
lands described herein have not been  
examined by this firm and no warranty  
or representation; Expressed or implied,  
is given to the marketability or condition  
of the title to the property, the quality of  
lands included thereto, the location of the  
boundaries or the existence of liens,  
encumbrances or unpaid taxes.

**QUIT CLAIM DEED**

**THIS QUIT CLAIM DEED** made this 11<sup>th</sup> day of July 2019 by, Sand Hill Wet Deck, LLC, a Florida limited liability company, whose address is 1267 Gerbing Road, Fernandina Beach, Florida 32034, herein after called Grantor to **Nassau County Board of Commissioners, political subdivision of the state of Florida**, 96135 Nassau Place Suite 1, Yulee, Florida 32097 Grantee.

**WITNESSETH:** That Grantor, for and in consideration of TEN and 00/100's (\$10.00) and other good and valuable consideration in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise and quit claim unto the Grantee forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

*See Attached "Exhibit A"*

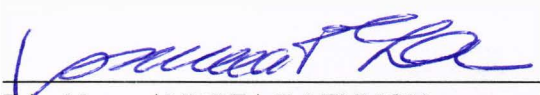
*Tax I.D. 43-3N-26-0000-0001-0050*

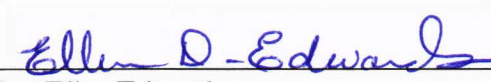
**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, their heirs, successors and assigns forever.

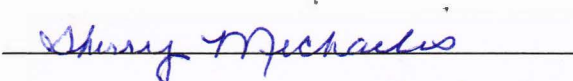
**IN WITNESS WHEREOF**, the said Grantor has set his hand and seal the day and year first above written.

**Signed, sealed and delivered  
in our presence:**

Sand Hill Wet Deck, LLC, a Florida limited liability company

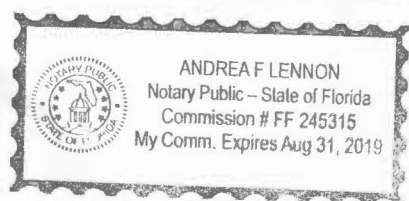
  
Print Name: ANDREA F. LENNON

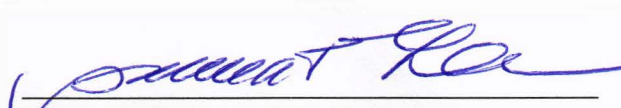
  
By: Ellen Edwards  
It's Manager

  
Print Name: Sherry Michaelis

State of Florida  
County of Nassau

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July 2019, by Ellen Edwards, as Manager of Sand Hill Wet Deck, LLC, a Florida limited liability company. She has produced a valid driver's license as identification, and did not take an oath.



  
Notary Public, State of Florida  
Andrea F. Lennon

# MANZIE & DRAKE LAND SURVEYING



**LEGAL DESCRIPTION**  
SANDHILL RECYCLING TO NASSAU COUNTY  
DECEMBER 19, 2018

A PARCEL OF LAND SITUATE IN THE JOHN D. BRADDOCK DONATION, SECTION 43, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 43; THENCE NORTH  $88^{\circ}40'34''$  EAST, ALONG THE NORTH LINE OF SAID SECTION 43, A DISTANCE OF 1,335.94 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 43; THENCE SOUTH  $00^{\circ}52'33''$  EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 43, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH  $00^{\circ}52'33''$  EAST, ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 43, A DISTANCE OF 1,219.31 FEET; THENCE NORTH  $88^{\circ}41'52''$  EAST A DISTANCE OF 100.00 FEET; THENCE NORTH  $00^{\circ}52'33''$  WEST, ALONG A LINE 100 FEET EASTERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF THE NORTHWEST ONE-QUARTER (NW1/4) OF THE NORTHWEST ONE-QUARTER (NW1/4) OF SAID SECTION 43, A DISTANCE OF 1218.56 FEET; THENCE SOUTH  $89^{\circ}07'27''$  WEST A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.80 ACRES MORE OR LESS.

A handwritten signature in cursive script, appearing to read "Michael A. Manzie".

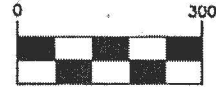
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 19876      12/20/18

# MANZIE & DRAKE LAND SURVEYING

## SKETCH OF LEGAL DESCRIPTION

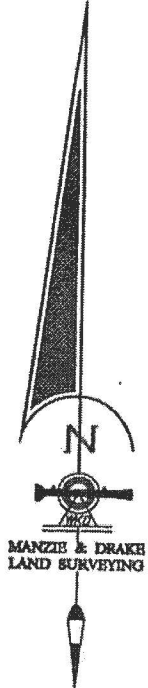
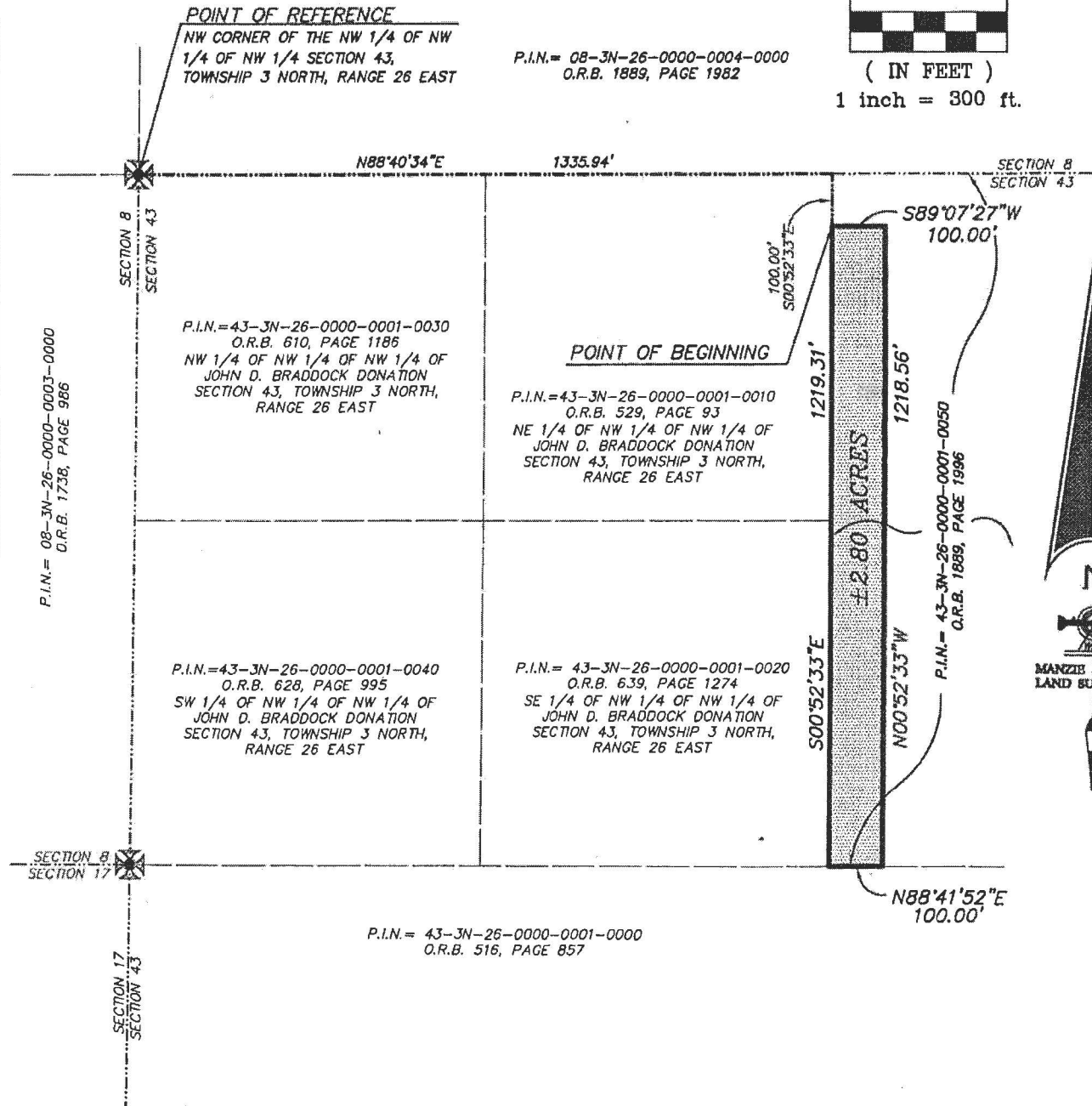
(LEGAL DESCRIPTION ATTACHED)  
(THIS IS NOT A BOUNDARY SURVEY)

GRAPHIC SCALE



( IN FEET )

1 inch = 300 ft.



JOB NO. 19876