

Prepared by and Return to:
J. Howard Sheffield, Esq.
Sheffield & Boatright, P.A.
6101 Gazebo Park Pl N #101
Jacksonville, FL 32257

Note to Clerk: This deed is being recorded to further correct the legal description error in that certain Special Warranty Deed from Patriot Ridge, LLP to Board of County Commissioners of Nassau County, recorded in OR Book 2303, Page 1656, in which said Special Warranty Deed by Scrivener's Error conveyed the real property owned by Island Education, Inc. as evidenced in that certain Special Warranty Deed recorded in OR Book 2297, Page 142, and to clear any cloud in title as to the Grantee's ownership of the real property described herein.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 16 day of October, 2019, A.D., by and between, **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, a political subdivision of the State of Florida**, whose address for notice is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, hereinafter called the "grantor", to **ISLAND EDUCATION, INC., a Florida not-for-profit corporation**, whose mailing address is 1423 Julia Street, Fernandina Beach, Florida 32034, 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)

Witnesseth, that the grantor, for and in consideration of the sum of ****TEN and NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in NASSAU County, Florida, vis:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND THEREBY MADE A PART HEREOF.

Said property is not the homestead of Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the Grantor's household reside thereon.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR EXAMINATION.

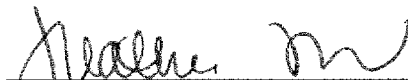
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


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 forever.


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

**BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, a political
subdivision of the State of Florida**



Print Name: Heather Nazworth
(Witness #1)

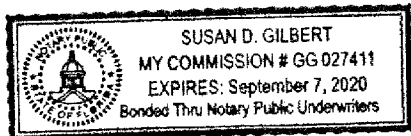
By: 
Print Name: _____
Its: _____


Print Name: Robert Snyder
(Witness #2)

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on this 16 day of October, 2019, by Justin Taylor, as Chairman, on behalf of **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, a political subdivision of the State of Florida**, who is personally known to me or has produced a valid driver's license as identification.


NOTARY PUBLIC



MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
MONTESSORI SCHOOL SITE
JULY 6, 2019

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 404, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE NORTH 22°33'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE IN SAID RIGHT-OF-WAY CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°50'59", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET; THENCE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,663.97 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.40 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS INTO A 60 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°17'24" WEST, A DISTANCE OF 10.02 FEET; THENCE NORTH 03°18'00" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) ALSO ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 915.52 FEET; THENCE SOUTH 86°42'00" EAST A DISTANCE OF 212.25 FEET; THENCE NORTH 44°35'39" EAST A DISTANCE OF 66.74 FEET; THENCE SOUTH 50°31'07" EAST A DISTANCE OF 407.08 FEET; THENCE SOUTH 24°43'17" EAST A DISTANCE OF 50.29 FEET; THENCE SOUTH 30°38'53" EAST A DISTANCE OF 39.23 FEET; THENCE SOUTH 14°45'09" WEST A DISTANCE OF 24.31 FEET; THENCE SOUTH 42°11'10" WEST A DISTANCE OF 980.58 FEET TO THE POINT OF BEGINNING.

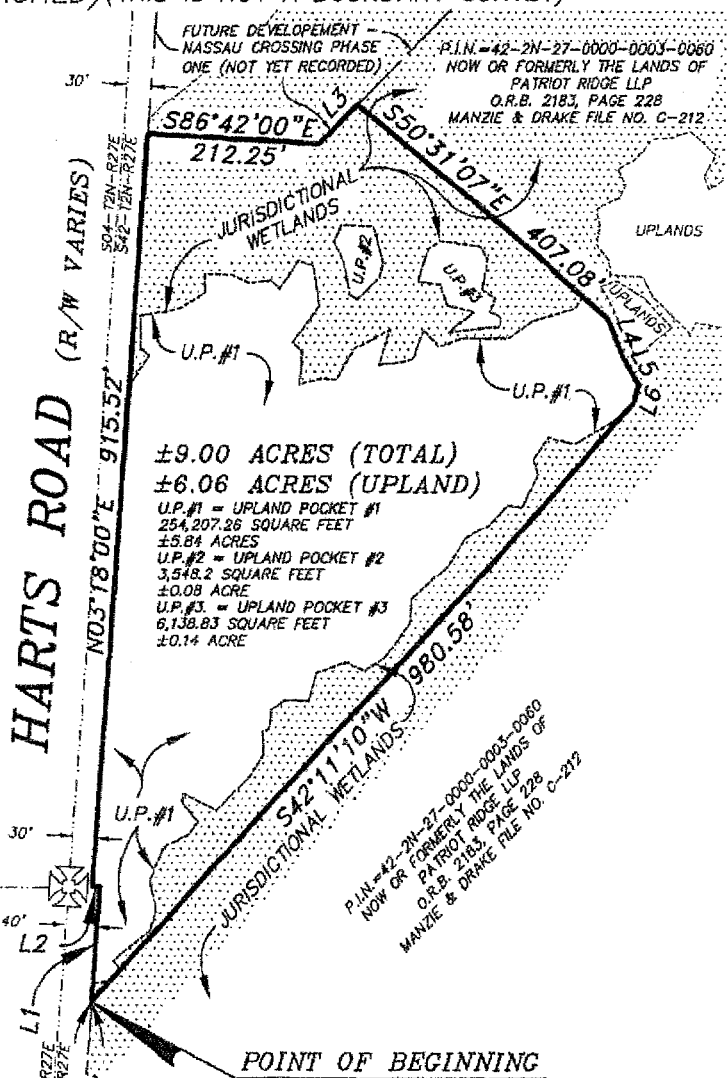
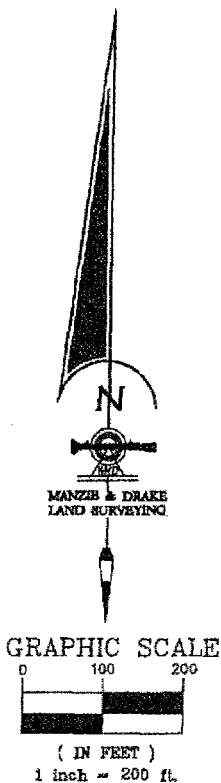
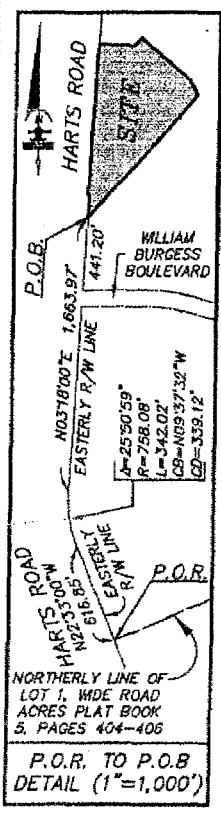
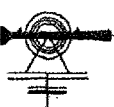
CONTAINING 9.00 ACRES MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509 7/6/19

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

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



LEGEND
 Δ = DELTA
 R = RADIUS
 NO. = NUMBER
 L = ARC LENGTH
 S04 = SECTION 4
 S09 = SECTION 9
 S42 = SECTION 42
 CB = CHORD BEARING
 CD = CHORD DISTANCE
 R/W = RIGHT-OF-WAY
 U.P. = UPLAND POCKET
 R27E = RANGE 27 EAST
 T2N = TOWNSHIP 2 NORTH
 P.O.B. = POINT OF BEGINNING
 P.O.R. = POINT OF REFERENCE
 O.R.B. = OFFICIAL RECORDS BOOK
 P.I.N. = PARCEL IDENTIFICATION NUMBER

WETLAND INFORMATION
 JURISDICTIONAL WETLANDS SHOWN HEREON ARE PER THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FORMAL WETLAND DETERMINATION PETITION NO. 16-089-132387-1

LINE TABLE		
LINE	BEARING	LENGTH
L1	N03°18'00"E	139.40'
L2	S89°17'24"W	10.02'
L3	N44°35'39"E	66.74'
L4	S24°43'17"E	50.29'
L5	S30°38'53"E	39.23'
L6	S14°45'09"W	24.31'

JOB NUMBER:
 16509-SCHOOL

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
 OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM