

This instrument prepared by:
DENISE C. MAY
County Attorney
96135 Nassau Place, Suite 6
Yulee, FL 32097.

Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either expressed or implied) is given, as to the marketability or condition of the title to the subject property, the quality of lands included

CS-22-356

QUIT CLAIM DEED

A Portion of Property Appraiser's Parcel Identification No. 42-2N-27-0000-0001-0060

THIS INDENTURE, made this 10th day of AUGUST, 2023, between BFC PROPERTY HOLDINGS, INC., a Florida Corporation, party of the first part, and the NASSAU COUNTY, Florida, a political subdivision of the State of Florida, whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, of the County of Nassau, State of Florida, party of the second part.

WITNESSETH: That said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

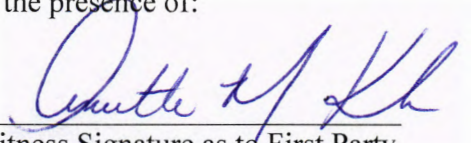
LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

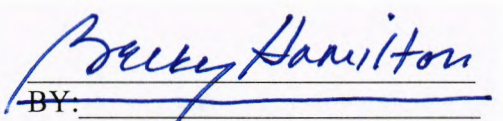
To have and to hold the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right title, interest, equity and claim whatsoever for the said first party, either in law or equity, to the only property use, benefit and behoof of the said second party forever.


IN WITNESS WHEREOF, the said party of the first part has signed and sealed these presents the day and year aforesaid.

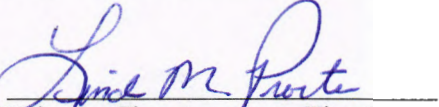
Signed, sealed, and delivered
In the presence of:

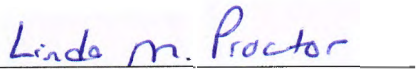
GRANTOR:
BFC PROPERTY HOLDINGS, INC.


Witness Signature as to First Party


BY: _____
Name: Rebecca Hamilton
Its: Vice President


Printed Name of Witness


Witness Signature as to First Party


Printed Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 10th day of August, 2023, by Rebecca Hamilton, as Vice President of BFC PROPERTY HOLDINGS, INC., a Florida Corporation, on behalf of the corporation, and who is personally known to me or who has produced _____ as identification and who did/did not take an oath.

LINDA M. PROCTOR
NOTARY PUBLIC
STATE OF FLORIDA
NO. HH217169
MY COMMISSION EXPIRES APR. 22, 2026

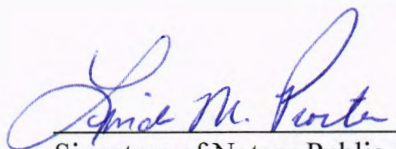

Signature of Notary Public-State of Florida
Printed name: Linda M. Proctor
Commission No.: HH217169
My Commission expires: 4/22/2026

EXHIBIT "A"

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

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A) (A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE WESTERLY RIGHT OF WAY LINE OF MINER ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), THENCE SOUTH 05°54'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF MINER ROAD, 602.27 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF HENDERSON AVENUE (A 35 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 69°10'42" WEST, ALONG LAST SAID LINE, 5.60 FEET; THENCE NORTH 05°54'00" WEST, 600.74 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 200; THENCE SOUTH 84°47'04" EAST, ALONG LAST SAID LINE, 5.10 FEET, TO THE POINT OF BEGINNING.

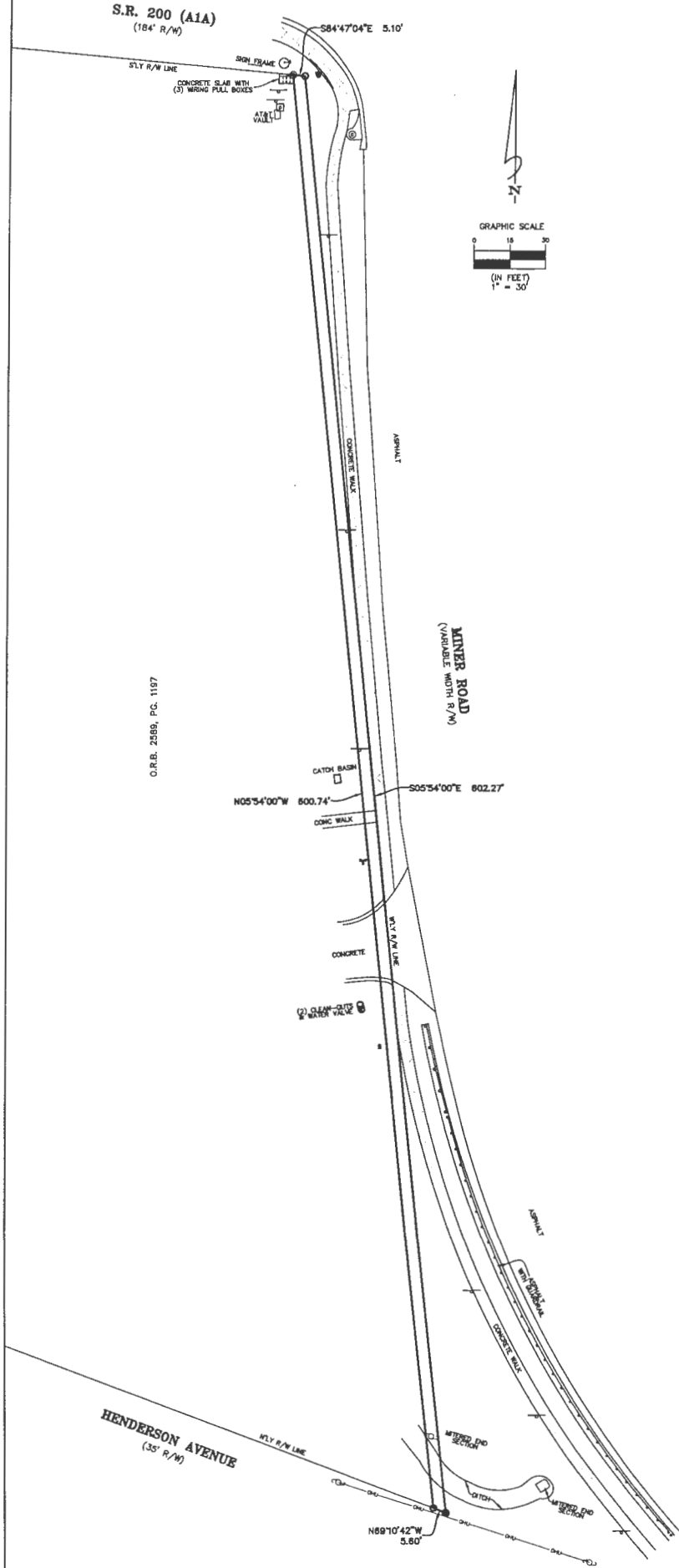
CONTAINING 3,008 SQUARE FEET, MORE OR LESS.

Map Showing a Boundary Survey

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

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A) (A 184 FOOT RIGHT OF WAY, AS NOW ESTABLISHED) AND THE WESTERLY RIGHT OF WAY LINE OF MINER ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED), THENCE SOUTH 05°54'00" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF MINER ROAD, 802.27 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF HENDERSON AVENUE (A 35 FOOT RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 69°10'42" WEST, ALONG LAST SAID LINE, 5.60 FEET; THENCE NORTH 05°54'00" WEST, 800.74 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD 200; THENCE SOUTH 84°47'04" EAST, ALONG LAST SAID LINE, 5.10 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,008 SQUARE FEET, MORE OR LESS.



LEGEND

- R/W = RIGHT OF WAY
 - O.R.B. = OFFICIAL RECORDS BOOK
 - PC = POINT OF CURVATURE
 - = SIGN
 - ⊙ = UTILITY POLE
 - ⊞ = WIRING PULL BOX
 - ⊥ = SANITARY VALVE
 - ⊥ = WATER VALVE
 - = CLEAN-OUT
 - = SIGNAL MAST ARM
 - ⊥ = ELECTRIC OUTLET
 - ⊙ = DRAINAGE MANHOLE
 - ⊞ = TELEPHONE PEDESTAL
 - ⊞ = PEDESTRIAN SIGNAL
 - = FOUND 5/8" REBAR "LB 3624"
 - = SET 1/2" IRON PIPE "PLS LB 1588"
 - = SET NAIL & DISK "CLARY ASSOC"
- DENOTES CONCRETE SIDEWALK
 DENOTES DITCH

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 200 (A1A), AS S84°47'04"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983(2011).
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
4. THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND. BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
5. THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE COULD BE EASEMENTS, COVENANTS, AND RESTRICTIONS OR OTHER MATTERS OF PUBLIC RECORD THAT MAY AFFECT THIS PARCEL.
6. CROSS REFERENCE: BOUNDARY, TOPOGRAPHIC & SPECIFIC PURPOSE SURVEY BY ARC SURVEYING & MAPPING, INC. DATED 5/25/18 FILE NO. 18-05-22.
7. THE LANDS SHOWN HEREON LIE WITHIN ZONE "X" (UNSHADED, 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE) AS SHOWN ON FLOOD INSURANCE RATE MAP 0214G, COMMUNITY NO. 120170, DATED AUGUST 02, 2017. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.

REVISION DATE	DRAFTER	WORK ORDER NO.	REASON FOR REVISION

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 475.02, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPING (CHAPTER 62-17, FLORIDA ADMINISTRATIVE CODE).

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731
3630 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 280-2703
WWW.CLARYASSOC.COM

MICHAEL J. CLARY
PROFESSIONAL SURVEYOR
LICENSE NO. 8788

FILE No. T2N-285