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ORDINANCE NO. 87-11
AMENDMENT TO ORDINANCE NO. 83-19
NASSAU COUNTY, FLORIDA

WHEREAS, on the 28th day of September, 1983, the Board of County Commissioners, Nassau County, Florida, did adopt Ordinance No. 83-19, an Ordinance enacting and establishing a comprehensive zoning code for the unincorporated portion of Nassau County, Florida, and

WHEREAS, ELLEN BATLEY SPENCE, the owner of the real property described in this ordinance, has applied to the Board of County Commissioners for a rezoning and reclassification of that property from RESIDENTIAL SINGLE FAMILY (RSF) to COMMERCIAL GENERAL (CG).

WHEREAS, the Nassau County Zoning Board, after due notice and public hearing has made its recommendations to the Commission; and

WHEREAS, taking into consideration the above recommendations, the Commission finds that such rezoning is consistent with the overall comprehensive zoning ordinance and orderly development of the County of Nassau, Florida:

NOW THEREFORE, BE IT ORDAINED, by the Board of County Commissioners of Nassau County, Florida:

SECTION 1: PROPERTY REZONED: The real property described in Section 2 is rezoned and reclassified from RESIDENTIAL SINGLE FAMILY (RSF) to COMMERCIAL GENERAL (CG) and classified under the zoning Ordinance, Nassau County, Florida.

SECTION 2: OWNER AND DESCRIPTION: The land rezoned by this ordinance is owned by ELLEN BATLEY SPENCE, and is described as follows:

See Appendix "A" attached hereto and made a part hereof by specific reference.

SECTION 3: EFFECTIVE DATE: This ordinance shall become effective upon being signed by the Chairman of the Board of County Commissioners of Nassau County, Florida.

ADOPTED this 13th day of January, 1987.

AMENDMENT NO. _____
TO
ORDINANCE NO. 83-19

CERTIFICATE OF AUTHENTICATION
ENACTED BY THE BOARD

BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA

ATTEST: T.J. Greeson
T.J. GREESON
Its: Ex-Officio Clerk

BY: Gene R. Blackwelder
GENE R. BLACKWELDER
Its: Chairman

JUN 29 1971

R-86-26
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WARRANTY DEED FROM CORPORATION

DREW'S FORM 33

Manufactured and for sale by The H. & W. S. Drew Company Jacksonville, Florida

This Warranty Deed Made and executed the 23rd day of June A. D. 19 71 by

PRUDENTIAL ENTERPRISES; INC.

a corporation existing under the laws of State of Florida, and having its principal place of business at 319 South 8th Street, Fernandina Beach, Florida 32034 hereinafter called the grantor, to

CHARLIE D. BATLEY and ELLEN BATLEY, his wife

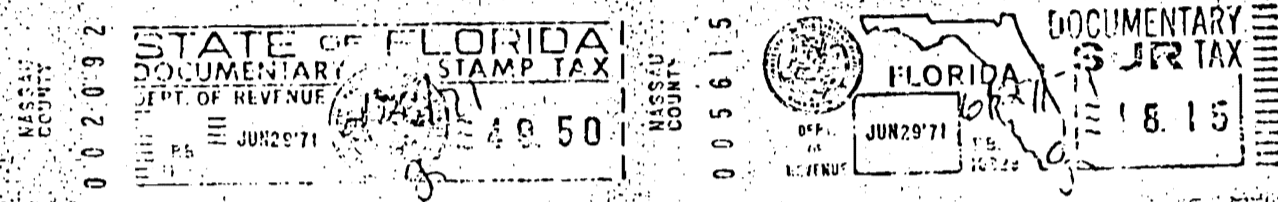
whose postoffice address is Route 1, Box 303, Fernandina Beach, Florida 32034

hereinafter called the grantee:

(Wherever used herein the terms "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 \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee, all that certain land situate in Nassau County, Florida, viz:

South One-half (S 1/2) of Lot Fourteen (14) and all of Lot Eleven (11) of Subdivision of Suarez Grant in Section 12, Township 2 North, Range 28 East, According to plat of said subdivision filed in Public Records of Nassau County, Florida, in Deed Book 39, page 292-293.



OFFICIAL RECORDS BOOK 112 PAGE 707

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances

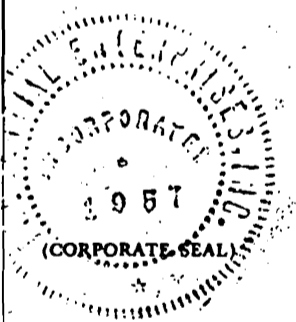
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FILED AND RECORDED IN OFFICE

1971 JUN 29 PH 3:11

D. O. OXLEY

In Witness Whereof the grantor has caused these presents to be executed in its name, and its corporate seal hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.



ATTEST: Hilda P. Curnutte Secretary

PRUDENTIAL ENTERPRISES, INC.

Signed, sealed and delivered in the presence of:

Ray Robinson

By Paul C. Burns President

Witnesses as to both signatures

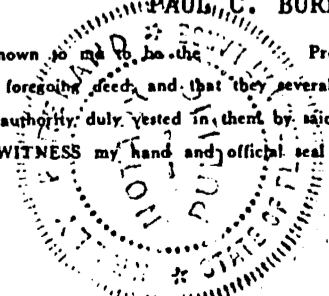
STATE OF FLORIDA COUNTY OF NASSAU

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAUL C. BURNS and HILDA P. CURNUTTE

well known to me to be the President and Secretary respectively of the corporation named as grantor in the foregoing deed, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of June, A. D. 19 71

PAUL C. BURNS, 319 SOUTH 8th STREET FERNANDINA BEACH, FLORIDA 32034



Notary signature

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JULY 1, 1973 BONDED THRU FRED W. DIESTELHORST

Appendix "A"

APPENDIX "A"

South One-half (S 1/2) of Lot Fourteen (14) and all of Lot Eleven (11) of Subdivision of Suarez Grant in Section 12, Township 2 North, Range 28 East, According to plat of said subdivision filed in Public Records of Nassau County, Florida, in Deed Book 39, Page 292-293.