

RESOLUTION NO. 2024-002

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA, ACCEPTING A GENERAL WARRANTY DEED FOR PROPERTY DONATED BY WILDLIGHT LLC FOR THE PRIMARY PURPOSE OF A FIRE/EMS STATION; PROVIDING CERTAIN FINDINGS; AND PROVIDING AN EFFECTIVE DATE.

RECITALS

WHEREAS, Wildlight LLC (“Owner”), was the owner of certain property located in the East Nassau Community Planning Area within the master planned community known as Wildlight, as more specifically described in Exhibit “A” to the Warranty Deed, which is attached as Appendix “A” hereto (“Property”); and

WHEREAS, the Property is located within (i) the East Nassau Employment Center Detailed Specific Area Plan of the ENCPA as established in the DSAP Development Order approved by the County by Ordinance 2013-11, as adjusted and as may be further adjusted and amended (the “Employment Center DSAP”), and (ii) the approved Employment Center DSAP – Wildlight (f/k/a ENCPA Commerce Park or Center) Preliminary Development Plan (PDP) #2 (“PDP#2”); and

WHEREAS, the County Capital Improvements Element, Employment Center DSAP, and PDP#2 required that a parcel be conveyed to the County for the construction and operation of a Nassau County Fire & Rescue station (the “Fire Station”); and

WHEREAS, on or about February 14, 2022, the Owner entered into that certain Fire Station Site Donation Agreement with Nassau County, Florida (“County”) to provide for the donation of the Property to the County for the construction and operation of a Nassau County Fire & Rescue Station and any related supporting infrastructure and co-located public purposes deemed appropriate by the County; and

WHEREAS, on or about September 20, 2023, the Owner conveyed the Property to the County by the General Warranty Deed, which is attached as Appendix “A,” which is recorded as Instrument Number 202345028711 in Book 2668, Page 855 (5 Pages) of the Official Records of Nassau County, Florida; and

WHEREAS, the Board of County Commissioners now finds that it is in the best interest of the County to adopt this resolution to document its acceptance of the General Warranty Deed from the Owner.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Nassau County, Florida, as follows:

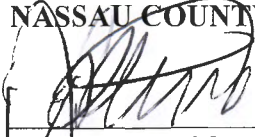
SECTION 1. RECITALS. The above Recitals are true and correct and are hereby incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

SECTION 2. WARRANTY DEED. The Board of County Commissioners hereby accepts the General Warranty Deed attached hereto as Appendix "A."

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

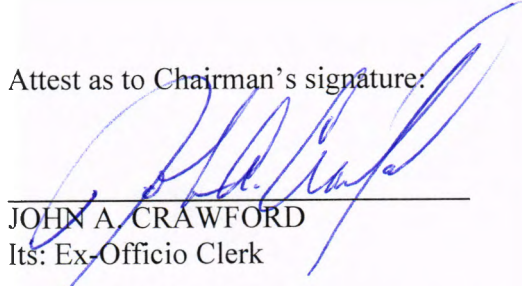
DULY ADOPTED this 8th day of January, 2024.

**BOARD OF COUNTY COMMISSIONERS OF
NASSAU COUNTY, FLORIDA**



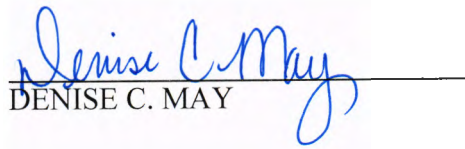
JOHN MARTIN
Its: Chairman

Attest as to Chairman's signature:



JOHN A. CRAWFORD
Its: Ex-Officio Clerk

APPROVED AS TO FORM BY THE
NASSAU COUNTY ATTORNEY:



DENISE C. MAY

APPENDIX "A" GENERAL

WARRANTY DEED

PREPARED BY AND RETURN TO:
CASSIDY BERGSTROM, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED is made and executed as of the 20th day of September, 2023, by **WILDLIGHT LLC**, a Delaware limited liability company ("Grantor"), whose address is One Rayonier Way, Wildlight, Florida 32097, to **NASSAU COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee").

WITNESSETH:

That in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants, bargains, sells, 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 on **Exhibit "B"** attached hereto and made a part hereof and other matters of record (collectively, the "Permitted Exceptions").

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

Grantor hereby covenants with Grantee that Grantor is lawfully seized of said Property in fee simple, that the Grantor has good right and lawful authority to sell and convey said Property, and hereby fully warrants the title to said real property and will defend the same against the lawful claims of all persons whomsoever and that said land is free of all encumbrances, except taxes accruing for the year 2023 and subsequent years.

Grantee shall occupy and use the Property primarily for a fire/EMS station and any related supporting infrastructure and co-located public purposes deemed appropriate by Grantee.

[Signature on following page]

EXHIBIT "A"

PROPERTY

Parcel D Fire Station, as shown on the plat of Wildlight Commerce Park, recorded December 5, 2022 in Official Records Book 2605, page 1887, of the public records of Nassau County, Florida.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable.
2. Matters contained in that certain Long Term Master Plan Conversion Agreement for East Nassau Comprehensive Planning Area recorded in August 9, 2011 Official Records Book 1750, page 809.
3. Matters contained in that certain Nassau County Ordinance No. 2013-11, being a Development Order for the East Nassau Employment Center recorded July 5, 2013 in Official Records Book 1866, page 438; Adjustment recorded July 23, 2015 in Official Records Book 1993, page 44, as may be amended.
4. East Nassau Community Planning Area Proposed Transportation Improvements and Mobility Fee Agreement recorded July 10, 2013 in Official Records Book 1866, page 1416, and as amended by instrument recorded July 23, 2015 in Official Records Book 1993, page 22; Second Amended recorded November 1, 2021 in Official Records Book 2509, page 1962.
5. Consent of JEA to the Establishment of an Independent Special District recorded March 30, 2017 in Official Records Book 2110, page 480.
6. Notice of Creation and Establishment of the East Nassau Stewardship District as set out in instrument recorded June 30, 2017 in Official Records Book 2130, page 727.
7. Grant of Easement in favor of Comcast of Florida / Georgia / Illinois / Michigan, LLC as set out in instrument recorded February 9, 2018 in Official Records Book 2176, page 356.
8. Declaration of Grocery Supermarket Restrictions as set out in instrument recorded September 26, 2019 in Official Records Book 2307, page 1042; First Amendment recorded September 1, 2020 in Official Records Book 2388, page 842; Second Amendment recorded December 11, 2020 in Official Records Book 2415, page 1899; Third Amendment recorded March 2, 2021 in Official Records Book 2438, page 592.
9. Declaration of Restrictions as set out in instrument recorded October 8, 2021 in Official Records Book 2503, page 990.
10. Restrictions, covenants, conditions, easements and other matters as contained on the Plat of Wildlight Commerce Park, recorded December 5, 2022 in Official Records Book 2605, page 1887.
11. Underground Easement in favor of Florida Power & Light Company as set out in instrument recorded September 6, 2023 in Official Records Book 2665, page 84.