

CS-16-149

INSTR # 201709080, Book 2109, Page 996
Pages 4
Doc Type D, Recorded 03/28/2017 at 04:09 PM,
John A Crawford, Nassau County Clerk of Circuit Court
Rec. Fee \$35.50
#2

Prepared by and return when recorded to:
Sidney S. Simmons, II, Esq.
1050 Riverside Avenue
Jacksonville, Florida 32204

Consideration \$0

FEE SIMPLE DEED

THIS INDENTURE, made this 17th day of February, 2017, between **DANIEL I. MCCRANIE, TRUSTEE FOR THE DANIEL I. MCCRANIE, P.A. EMPLOYEES PROFIT SHARING TRUST**, whose address is 1301 Quattlefield Lane, Fernandina Beach FL 32034, together herein referred to as the Grantor, and **NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida whose address is 96161 Nassau Place, Yulee, Florida 32097, herein referred to as the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto the Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, described on Exhibit A hereto.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining; subject to taxes for the current year and covenants, easements and restrictions of record (the "Permitted Encumbrances").

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors and assigns.)

[SIGNATURE PAGES FOLLOW]

Property Appraiser's Parcel
Identification Number: #00-00-30-0760-001-0010

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in their name as of the day and year first above written.

WITNESSES:

Jenny Bloodworth
Printed Name: Jenny Bloodworth

Frankie M Wright
Printed Name: Frankie M Wright

**DANIEL I. MCCRANIE, P.A. EMPLOYEES
PROFIT SHARING TRUST**

By: Daniel I. McCranie
Daniel I. McCranie, Trustee

STATE OF FLORIDA)
COUNTY OF NASSAU)

The foregoing instrument was acknowledged before me this 17th day of February 2017, by Daniel I. McCranie, Trustee for the Daniel I. McCranie P.A. Employees Profit Sharing Trust. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC



FRANKIE M. WRIGHT
MY COMMISSION # FF 948376
EXPIRES: January 21, 2020
Bonded Thru Budget Notary Service

Sign: Frankie M Wright
Print: Frankie M Wright
State of Florida
My Commission Expires: _____

Exhibit A

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION

PARCEL "A"

QUATTLEFIELD LANE RIGHT-OF-WAY
PORTION OF P.I.N. 00-00-30-0760-0001-0010

DANIEL McCRANIE, TRUSTEE OF THE DANIEL I. McCRANIE, PA EMPLOYEES
PROFIT SHARING TRUST TO
NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

A PORTION OF THE NORTHERLY ONE-HALF OF LOT 1, A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "R", PAGE 394, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1860, PAGE 52, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH 51°46'20" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 327.66 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1295, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 38°20'07" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 184.23 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH 38°20'07" EAST, ALONG THE EASTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 15.50 FEET; THENCE NORTH 51°39'53" EAST, ALONG THE SOUTHERLY LINE SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1860, PAGE 52, A DISTANCE OF 94.28 FEET TO INTERSECT THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 105 (A-1-A); THENCE NORTH 18°04'40" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 16.52 FEET; THENCE SOUTH 51°39'53" WEST, ALONG A LINE 15.50 FEET NORTHERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1860, PAGE 52, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



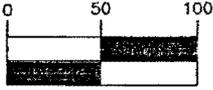
MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 19212

MANZIE & DRAKE LAND SURVEYING

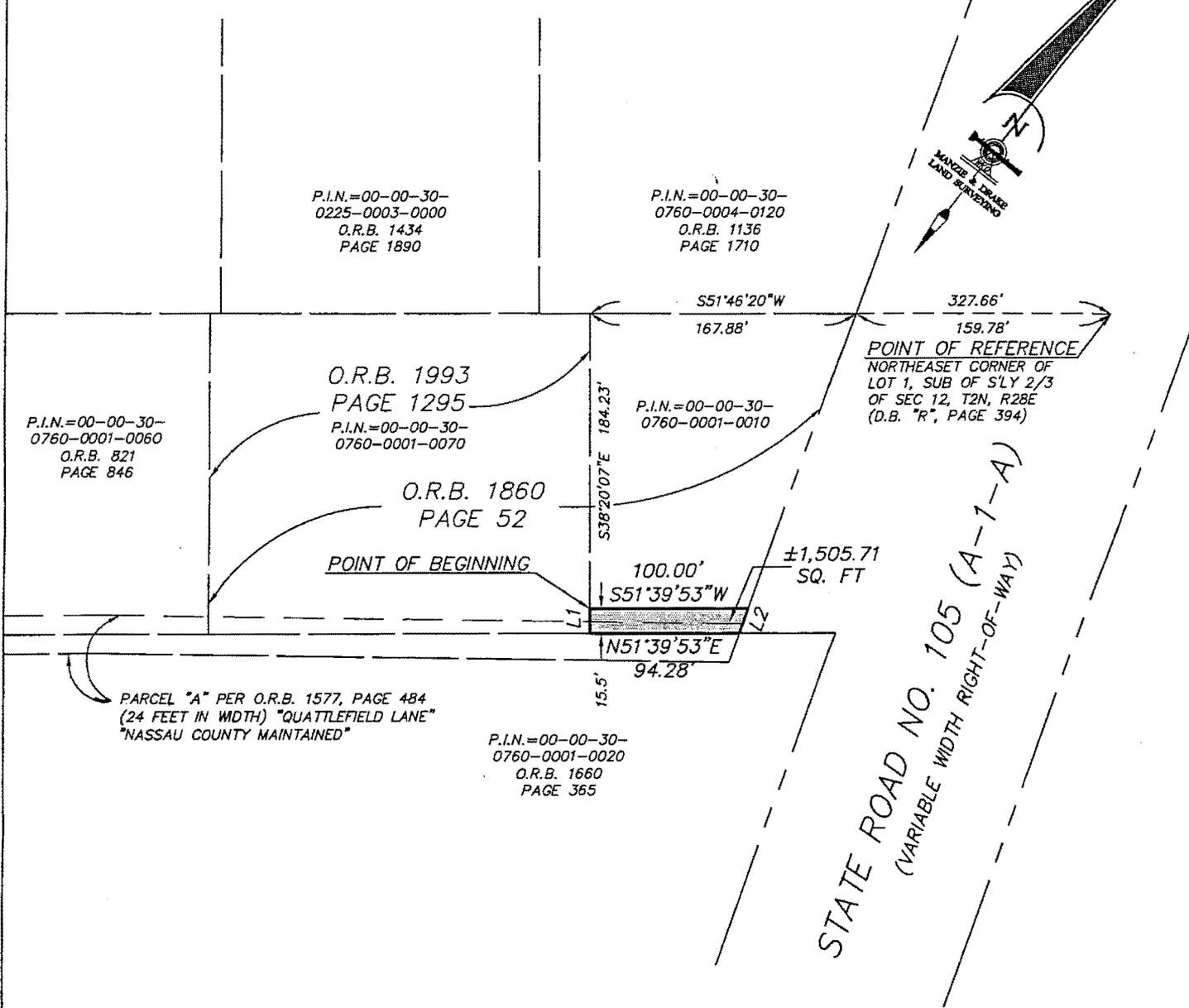
SKETCH OF LEGAL DESCRIPTION

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

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



POINT OF REFERENCE
NORTHEAST CORNER OF
LOT 1, SUB OF S'LY 2/3
OF SEC 12, T2N, R28E
(D.B. "R", PAGE 394)

O.R.B. 1993
PAGE 1295

P.I.N.=00-00-30-
0760-0001-0060
O.R.B. 821
PAGE 846

O.R.B. 1860
PAGE 52

POINT OF BEGINNING

PARCEL "A" PER O.R.B. 1577, PAGE 484
(24 FEET IN WIDTH) "QUATTLEFIELD LANE"
"NASSAU COUNTY MAINTAINED"

P.I.N.=00-00-30-
0760-0001-0020
O.R.B. 1660
PAGE 365

STATE ROAD NO. 105 (A-1-A)
(VARIABLE WIDTH RIGHT-OF-WAY)

LEGEND

SQ. FT. = SQUARE FEET
O.R.B. = OFFICIAL RECORDS BOOK
D.B. = DEED BOOK
P.I.N. = PARCEL IDENTIFICATION NUMBER

BY: *Michael A. Manzie*
MICHAEL A. MANZIE, PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NO. 4069
JOB NO. 19212 (A)

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°20'07"E	15.50'
L2	N18°04'40"W	16.52'