

CS-17-145

**Prepared by:**

S. Allister Fisher, Esq.  
Rayonier Inc. – Law Dept.  
1 Rayonier Way  
Yulee, Florida 32097

**Return to:**

Michael S. Mullin, Esq.  
Nassau County Attorney  
96135 Nassau Place  
Suite 6  
Yulee, Florida 32097

**STATE OF FLORIDA  
COUNTY OF NASSAU**

**RIGHT OF WAY QUITCLAIM DEED**

**THIS RIGHT OF WAY QUITCLAIM DEED** is made upon this 19~~th~~ day of January, 2018, by **RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC**, a Delaware limited liability company (formerly known as TerraPointe LLC, a Delaware limited liability company, prior to name change effective as of October 1, 2017), whose mailing address is 1 Rayonier Way, Yulee, Florida 32097 (“GRANTOR”), and **NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision within the State of Florida, whose mailing address is, 96135 Nassau Place, Suite 1, Yulee, Florida 32097 (“COUNTY”).

**WITNESSETH**

**IN CONSIDERATION OF** the benefit to the GRANTOR's property and to the Public at Large by the construction of a road, and in lieu of the exercise of the power of eminent domain by the COUNTY, GRANTOR does hereby remise, convey, and forever QUITCLAIM unto the COUNTY its successors or assigns, upon the terms and conditions herein stated, all of GRANTOR's right, title, and interest in and to the following described property located in NASSAU COUNTY, FLORIDA for the use as a public road right of way:

SEE **EXHIBIT A**, attached hereto and by reference made a part hereof (“Property”).

**A PORTION OF TAX PARCEL I.D. #s:**

09-1N-24-0000-0001-0010 and 10-1N-24-0000-0001-0010

**GRANTOR HEREBY EXPRESSLY SAVES**, excepts, and reserves out of the grant hereby made, unto itself and its successors and assigns forever, as an appurtenance to the contiguous lands from whence this grant is made, the right to access and use such road from adjoining lands fronting upon the road, at such locations as may, by reasonable regulation, be consistent with safe traffic flow, whether such driveway(s) are established at the time of this Grant or may hereafter be established, it being a material element of the terms and conditions of this Grant that such vehicular and pedestrian access is, and shall remain, a severable and divisible estate vested in Grantor, its successors and assigns, the denial or impairment of which shall be in frustration of the terms and conditions for which this Grant is given and received, and

**FURTHER RESERVING** unto Grantor, its successors and assigns forever, a REVERSIONARY INTEREST in and to the Property, inasmuch as the condition of the Grant is and shall be that the Property shall be promptly placed in use as a public road, and thereafter remain in use as a public road; however, in the event that the Property is not placed in use as a public road within FIVE (5) YEARS from the date of this Deed or, if it should ever be abandoned as a public road, then all right, title and interest therein and thereto arising, under or by virtue of this Deed shall revert to the Grantor, its successors and assigns.

**THIS INSTRUMENT QUITCLAIMS** only so much interest of Grantor in the property herein described as is consistent with its record title, and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

**TO HAVE AND TO HOLD** the said described premises to Grantee, its successors and assigns forever, so that neither Grantor nor any person or persons claiming under Grantor shall at any time, by any means or ways, have claim or demand any right or title to said premises or appurtenances, or any rights thereof.

SIGNATURES APPEAR ON FOLLOWING PAGE.

Raydient LLC dba Raydient Places + Properties LLC and  
The Nassau County Board Of County Commissioners

*Right of Way Quit Claim Deed signature page*

Signed and sealed in the  
presence of:

**RAYDIENT LLC DBA RAYDIENT PLACES +  
PROPERTIES LLC**, a Delaware limited liability  
company

BY: Rayonier TRS Operating Company, a Delaware  
corporation, its managing member

*Cyndi Jones*  
*Cyndi Jones* (Print)

By: *Mark R. Bridwell*  
Mark R. Bridwell  
Its: Vice President

*Kelli Norstrom*  
*Kelli Norstrom* (Print)

Attest: *S. Allister Fisher*  
S. Allister Fisher  
Its: Assistant Secretary

**STATE OF FLORIDA  
COUNTY OF NASSAU**

**THE FOREGOING INSTRUMENT** was acknowledged before me this 19<sup>th</sup> day of January, 2018, by Mark R. Bridwell, as Vice President, and S. Allister Fisher, as Assistant Secretary of Rayonier TRS Operating Company, a Delaware corporation, the managing member of Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company, on behalf of the company, and who are personally known to me.



*Susan G. Whitlatch*  
Susan G. Whitlatch  
Notary Public, State of Florida  
My Commission Expires: 7/20/2020  
Commission No.: GG 14053

## EXHIBIT "A"

LANDS OF RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES F/K/A TERRA POINTE LLC

A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 9 AND A PORTION OF THE SOUTHWEST 1/4 AND A PORTION OF THE SOUTHEAST 1/4 OF SECTION 10 ALL LYING NORTH OF THE NORFOLK SOUTHERN RAILWAY AND ALL LYING IN TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF SAID EAST 1/2 OF THE EAST 1/2 OF SAID SECTION 9 WITH THE NORTHERLY RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD ( A 150' RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 00°55'32" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 61.22 FEET; THENCE SOUTH 79°27'20" EAST PARALLEL WITH AND 60' NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 531.45 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 10°32'40" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST PARALLEL WITH AND 60' NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 929.15 FEET TO IT'S INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 10; THENCE CONTINUE SOUTH 79°27'20" EAST PARALLEL WITH AND 60' NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 745.85 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 10°32'40" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST PARALLEL WITH AND 60' NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 2987.13 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 55.00 FEET; THENCE SOUTH 10°32'40" WEST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST PARALLEL WITH AND 60' NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 916.59 FEET; THENCE NORTH 55°05'35" EAST, A DISTANCE OF 35.84 FEET TO IT'S INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF LINE OF CRAWFORD INDUSTRIAL PARK ROAD ( A 66' RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00°13'34" EAST ALONG THE WESTERLY RIGHT OF WAY LINE THEREOF A DISTANCE OF 87.08 FEET TO IT'S INTERSECTION WITH SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD; THENCE NORTH 79°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 4758.78 FEET TO IT'S INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 9; THENCE CONTINUE NORTH 79°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1485.63 FEET TO THE POINT OF BEGINNING CONTAINING 8.66 ACRES MORE OR LESS. SUBJECT TO CRAWFORD ROAD A COUNTY MAINTAINED RIGHT OF WAY.