

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 **RAYONIER ATLANTIC TIMBER COMPANY F/K/A TIMBERLANDS HOLDING COMPANY ATLANTIC, INC.**, a Delaware corporation, 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:

03-1N-23-0000-0001-0000; 02-1N-23-0000-0001-0000;
01-1N-23-0000-0001-0000; 08-1N-23-0000-0001-0000;
08-1N-24-0000-0001-0000; and 09-1N-24-0000-0001-0000

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.

Rayonier Atlantic Timber Company f/k/a Timberlands Holding Company Atlantic, Inc. and
The Nassau County Board Of County Commissioners

Right of Way Quit Claim Deed signature page

RAYONIER ATLANTIC TIMBER COMPANY
F/K/A TIMBERLANDS HOLDING COMPANY
ATLANTIC, INC., a Delaware corporation

Signed and sealed in the
presence of:

Cyndi Jones
Cyndi Jones (Print)

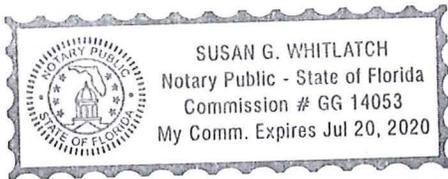
Kelli Norstrom
Kelli Norstrom (Print)

By: Jonathan P. Simpson
Jonathan P. Simpson
Its: Director Accounting Operations

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

**STATE OF FLORIDA
COUNTY OF NASSAU**

THE FOREGOING INSTRUMENT was acknowledged before me this 14th day of January, 2018, by Jonathan P. Simpson and S. Allister Fisher, Director Accounting Operations and Assistant Secretary, of Rayonier Atlantic Timber Company f/k/a Timberlands Holding Company Atlantic, Inc., a Delaware corporation, and who are personally known to me.



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

EXHIBIT "A"

[NEXT 3 PAGES]

LANDS OF RAYONIER ATLANTIC TIMBER COMPANY

A PORTION OF LANDS LYING IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 LYING NORTH OF THE NORFOLK SOUTHERN RAILROAD AND A PORTION THE NORTHWEST 1/4 LYING NORTH OF NORFOLK SOUTHERN RAILROAD ALL BEING IN SECTION 7, TOWNSHIP 1 NORTH, RANGE 24 EAST, NASSAU COUNTY, FLORIDA AND PORTION OF THOSE LANDS LYING IN SECTIONS 1,2,3,7 AND 8 ALL BEING IN TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE INTERSECTION OF THE WESTERLY LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, TOWNSHIP 1 NORTH, RANGE 24 EAST WITH THE NORTHERLY RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD (A 150' RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 79°27'20" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 4179.05 FEET TO IT'S INTERSECTION WITH THE EAST LINE OF SAID SECTION 8, TOWNSHIP 1 NORTH, RANGE 23 EAST; THENCE CONTINUE NORTH 79°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 5058.67 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 5804.58 FEET AND A CENTRAL ANGLE OF 5°37'23" (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°16'02" WEST 569.43 FEET); THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 569.66 FEET TO A POINT ON SAID NORTHERLY RIGHT OF WAY LINE AND ALSO BEING THE POINT OF CURVATURE OF NON TANGENT CURVE SAID POINT BEARING NORTH 08°22'59" EAST FROM THE RADIUS POINT OF SAID CURVE AND HAVING A RADIUS OF 13,960.00 FEET AND A CENTRAL ANGLE OF 00°41'03" (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 81°57'32" WEST 166.70 FEET); THENCE ALONG THE ARC OF SAID CURVE AND DEPARTING SAID NORTHERLY RIGHT OF WAY LINE AN ARC DISTANCE OF 166.70 FEET TO A POINT BEARING NORTH 07°41'56" EAST FROM THE RADIUS POINT AND ALSO BEING THE CURVES END ; THENCE NORTH 82°18'04" WEST A DISTANCE OF 1431.13 FEET; THENCE NORTH 81°33'04" WEST A DISTANCE OF 212.65 FEET; THENCE SOUTH 08°26'56" WEST A DISTANCE OF 15.00 FEET ; THENCE NORTH 81°33'04" WEST A DISTANCE OF 35.00 FEET; THENCE NORTH 08°26'56" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 81°33'04" WEST A DISTANCE OF 2986.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3780.00 FEET AND A CENTRAL ANGLE OF 07°23'55" (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85°15'01" WEST 487.77 FEET); THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 488.11 FEET TO THE POINT OF TANGENCY; THENCE NORTH 88°56'59" WEST A DISTANCE OF 53.65 FEET; THENCE SOUTH 01°03'01" WEST A DISTANCE OF 15.00 FEET; THENCE NORTH 88°56'59" WEST A DISTANCE OF 60.00 FEET; THENCE NORTH 01°03'01" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 88°56'59" WEST A DISTANCE OF 1600.86 FEET; THENCE SOUTH 55°39'25" WEST A DISTANCE OF 34.53 FEET TO IT'S INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF COUNTY ROAD No 121 (A 100' RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 20°15'49" EAST ALONG THE EASTERLY RIGHT OF WAY LINE THEREOF A DISTANCE OF 136.26 FEET; THENCE SOUTH 38°58'12" EAST DEPARTING SAID RIGHT OF WAY LINE A DISTANCE OF 37.44 FEET; THENCE SOUTH 88°56'59" EAST A DISTANCE OF 1552.73 FEET; THENCE NORTH 01°03'01" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°56'59" EAST A DISTANCE OF 60.00 FEET; THENCE SOUTH 01°03'01" WEST A DISTANCE OF 15.00 FEET; THENCE SOUTH 88°56'59" EAST A DISTANCE OF 61.02 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3860.00 FEET AND A CENTRAL ANGLE OF 07°23'55" (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°15'01" EAST 498.09 FEET); THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 498.44 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 81°33'04" EAST A DISTANCE OF 2976.02 FEET; THENCE NORTH 08°26'56" EAST A DISTANCE OF 15.00 FEET; THENCE SOUTH 81°33'04" EAST A DISTANCE OF 35.00 FEET; THENCE SOUTH 08°26'56" WEST A DISTANCE OF 15.00 FEET' THENCE SOUTH 81°33'04" EAST A DISTANCE OF 222.89 FEET; THENCE SOUTH 82°18'04" EAST A DISTANCE OF 1430.61 FEET TO THE POINT OF A NON TANGENT CURVE BEARING NORTH 07°41'56" EAST FROM THE RADIUS POINT AND BEING A CONCAVE SOUTHERLY AND HAVING A RADIUS OF 14,040.00 FEET AND A CENTRAL ANGLE OF 01°52'42 (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°21'43" EAST 460.25 FEET); THENCE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 460.27 FEET TO A POINT BEARING NORTH 09°34'38" EAST FROM SAID RADIUS POINT AND ALSO BEING THE CURVES END; THENCE SOUTH 79°27'20" EAST PARALLEL WITH AND 60.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 526.69 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 45.00 FEET; THENCE

SOUTH 10°32'40" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 79°27'20" EAST PARALLEL WITH AND 60.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 1660.63 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 25.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 100.00 FEET; THENCE SOUTH 10°32'40" WEST A DISTANCE OF 25.00 FEET; THENCE SOUTH 79°27'20" EAST PARALLEL WITH AND 60.00 FEET NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF SAID NORFOLK SOUTHERN RAILROAD A DISTANCE OF 2993.72 FEET TO IT'S INTERSECTION WITH SAID WESTERLY LINE OF SAID SECTION 7, TOWNSHIP 1 NORTH, RANGE 24 EAST; THENCE CONTINUE SOUTH 79°27'20" EAST PARALLEL WITH AND 60' NORTHERLY OF SAID NORTHERLY RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD A DISTANCE OF 2211.37 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 60.00 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 NORFOLK SOUTHERN RAILROAD A DISTANCE OF 1884.94 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 19.03 FEET TO IT'S INTERSECTION WITH SAID WESTERLY LINE OF SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 7, TOWNSHIP 1 NORTH, RANGE 24 EAST; THENCE SOUTH 00°29'20" EAST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 81.51 FEET TO THE POINT OF BEGINNING AND CONTAINING 26.75 ACRES MORE OR LESS. SUBJECT TO CRAWFORD ROAD A COUNTY MAINTAINED RIGHT OF WAY.

LANDS OF RAYONIER ATLANTIC TIMBER COMPANY

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND A PORTION OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION EIGHT AND A PORTION OF THE SOUTHWEST 1/4 AND A PORTION OF THE WEST 1/2 OF THE EAST 1/2 OF SECTION 9 ALL LYING NORTH OF 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 SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 8 WITH THE NORTHERLY RIGHT OF WAY LINE OF NORFOLK SOUTHERN RAILROAD (A 150' RIGHT OF WAY AS NOW ESTABLISHED) THENCE NORTH 00°32'09" WEST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 61.14 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 1201.86 FEET; THENCE NORTH 10°32'40" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 79°27'20" EAST A DISTANCE OF 50.00 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 2136.29 FEET TO IT'S INTERSECTION WITH THE WESTERLY LINE OF SAID SECTION 9; 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 4268.88 FEET TO IT'S INTERSECTION WITH THE EASTERLY LINE OF SAID WESTERLY 1/2 OF THE SOUTHEAST 1/4 OF SAID SECTION 9; THENCE SOUTH 00°55'32" EAST ALONG THE WESTERLY LINE THEREOF A DISTANCE OF 61.22 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 4269.29 FEET TO IT'S INTERSECTION WITH THE EASTERLY LINE OF SAID SECTION 8; THENCE CONTINUE NORTH 79°27'20" WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 3388.16 FEET TO THE POINT OF BEGINNING CONTAINING 10.57 ACRES MORE OR LESS. SUBJECT TO CRAWFORD ROAD A COUNTY MAINTAINED RIGHT OF WAY.