

Prepared by and return to:
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Inst: 201945005336 Date: 02/21/2019 Time: 2:06PM
Page 1 of 3 B: 2256 P: 1042, Doc Type: D
John A. Crawford, Clerk of Court, Nassau County,
By: KB, Deputy Clerk
Doc Stamp-Deed: 0.70

Parcel Identification Number: **A Portion of Parcel ID # 27-2N-28-0000-0009-0050**

DEED OF DEDICATION

THIS INDENTURE, made this 21st day of February, 2019, between **GATA HOLDINGS, LLC**, a Florida limited liability company, whose address is 942360 Old Nassauville Road, Fernandina Beach, Florida 32034, hereinafter referred to as the Grantor, and **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY**, a political subdivision of the State of Florida, hereinafter referred to as the Grantee, whose post office address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097;

WITNESSETH:

That for and in consideration of the acceptance of this Dedication by the Grantee, Grantor does hereby give, grant, dedicate and convey to the Grantee, its successors and assigns forever, the following described land, situate in Fernandina Beach, Nassau County, Florida, more particularly described as follows:

See "Exhibit A" attached.

The Property is dedicated and conveyed as and for an incremental portion of the right of way of Old Nassauville Road/County Road 107, to serve as a public road right of way. The Property conveyed herein is not the homestead of the Grantor.

Together with all tenements, hereditaments and appurtenances of Grantor belonging or in any wise appertaining to the Land (collectively, the "Property"), subject to the following permitted encumbrances (the "Permitted Encumbrances"):

1. Real estate taxes for the current year and subsequent years;
2. Easements, covenants, conditions, restrictions and reservations of record, reference to which shall not operate to reimpose same;
3. Matters which a current survey or careful inspection of the Property and any improvements thereon would reveal;

NOTE TO CLERK AND REVENUE DEPARTMENT: Minimum documentary stamps have been affixed to this Deed pursuant to Fla. Admin. Code R 12B-4.013(5).

4. Laws, codes, rules and regulations of any governmental authority having jurisdiction over the Property.

The preparer of this instrument has not examined title to the lands herein described, and no warranty or other representation is made by the preparer, and no other opinion (either express or implied) is given by the preparer as to the marketability or condition of the title thereto, the quantity of lands included therein, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances thereon.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:

GATA HOLDINGS, LLC, a Florida limited liability company

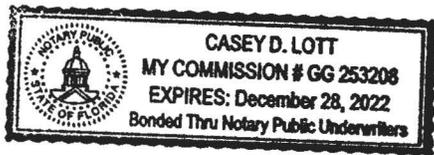
Mallory McCarroll
Print Name: Mallory McCarroll

Jason R. Lee
By: Jason R. Lee, Manager

Casey D. Lott
Print Name: Casey D. Lott

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 21st day of February, 2019, by Jason R. Lee, as Manager of GATA Holdings, LLC, who is personally known to me or has produced _____ as identification.



Casey D. Lott
Notary Public, State of Florida
Print Name: _____
My Commission Expires:
My Commission Number

EXHIBIT A

Parcel Identification Number: A Portion of Parcel ID # 27-2N-28-0000-0009-0050

10 FOOT WIDE

A PORTION OF SECTIONS 27 AND 40, TOWNSHIP 2 NORTH,
RANGE 28 EAST, NASSAU COUNTY, FLORIDA.
BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 28 EAST, SAID NASSAU COUNTY, FLORIDA; THENCE SOUTH $85^{\circ}-48'-04''$ EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 42, A DISTANCE OF 590.27 FEET TO A POINT; THENCE NORTH $04^{\circ}-39'-32''$ WEST, A DISTANCE OF 5847.07 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD; THENCE SOUTH $89^{\circ}-31'-00''$ WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 471.07 FEET TO A POINT; THENCE SOUTH $89^{\circ}-22'-05''$ WEST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1191.44 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $04^{\circ}-39'-32''$ EAST, A DISTANCE OF 603.31 FEET TO A POINT; THENCE SOUTH $89^{\circ}-24'-36''$ WEST, A DISTANCE OF 10.02 TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 107 (A.K.A. THE OLD NASSAUVILLE ROAD), AN 80 FOOT WIDE RIGHT-OF-WAY; THENCE NORTH $04^{\circ}-39'-32''$ WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 603.30 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF HARDY ALLEN ROAD, AFOREMENTIOMED; THENCE NORTH $89^{\circ}-22'-05''$ EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING.