

Prepared by & Return to:
Brian A. Block, Esq.
3921 NW 97th Blvd.
Gainesville, FL 32606
(352) 333-3233

RECORDED ELECTRONICALLY
County Nassau
Instrument # 201945003853
Date 2/8/19 Time 3:31 PM
OR Book 2254 Page 334

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of February, 2019, by and between **Concept Development, Inc.**, whose mailing address is 3324 W University Ave, PMB 151, Gainesville, FL 32607 ("Grantor") and **Nassau County**, a political subdivision of the State of Florida, whose mailing address is 96135 Nassau Place, Suite 1, Yulee, FL 3209, its successors and assigns ("County"). The terms Grantor and Grantee include all the parties to this instrument and the legal representatives and the successors and assigns of organizations.

WITNESSETH: That the Grantor for and in consideration of the sum of ten dollars (\$10.00) to Grantor in hand paid by the Grantee, and other good and valuable consideration given, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain land, situate, lying and being in Nassau County, State of Florida, and being more particularly described on Exhibit "A", and depicted on Exhibit "B".

TOGETHER WITH all improvements, tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO assessments, liens, encumbrances, covenants, conditions and restrictions, rights of way and easements of record, including but not necessarily limited to those encumbrances and exceptions as listed in Exhibit "C", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same in fee simple forever for the purpose of public right-of-way.

AND THE GRANTOR does hereby covenant with Grantee that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of two witnesses, (as required by Florida Law):

[Signature]
Witness 1 Signature

Anthony Gratto
Witness 1 Print Name

[Signature]
Witness 2 Signature

Patricia Escalera
Witness 2 Print Name

Concept Development, Inc., a Florida corporation

By: [Signature]
Matthew D. Cason, President

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this 8th day of February, 2019, by Matthew D. Cason as President of Concept Development, Inc., a Florida corporation, on behalf of said corporation, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: 7/21/20



BRIAN BLOCK
MY COMMISSION # FF 983098
EXPIRES: July 21, 2020
Bonded Thru Budget Notary Services

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION
LEGAL DESCRIPTION

A PORTION OF SECTION 44, TOWNSHIP 2 NORTH, RANGE 28 EAST, GOVERNMENT LOT 3, OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF GOVERNMENT LOT 3 AND THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 862, PAGES 72 AND 73; THENCE SOUTH 04°01'40 EAST, ALONG THE EAST LINE OF SAID GOVERNMENT LOT 3, A DISTANCE OF 212.14 FEET; THENCE SOUTH 84°04'27" WEST, A DISTANCE OF 299.68 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 05°54'37" EAST, ALONG A LINE PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD 107 (A 66 FOOT RIGHT OF WAY), A DISTANCE OF 215.00 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 603, PAGES 1075 AND 1076 RECORDED IN THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE SOUTH 84°04'27" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 15.00 FEET TO THE AFOREMENTIONED EASTERLY RIGHT OF WAY LINE OF STATE ROAD 107; THENCE NORTH 05°54'37" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 215.00 FEET; THENCE NORTH 84°04'27" EAST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 3,225 SQUARE FEET, MORE OR LESS.

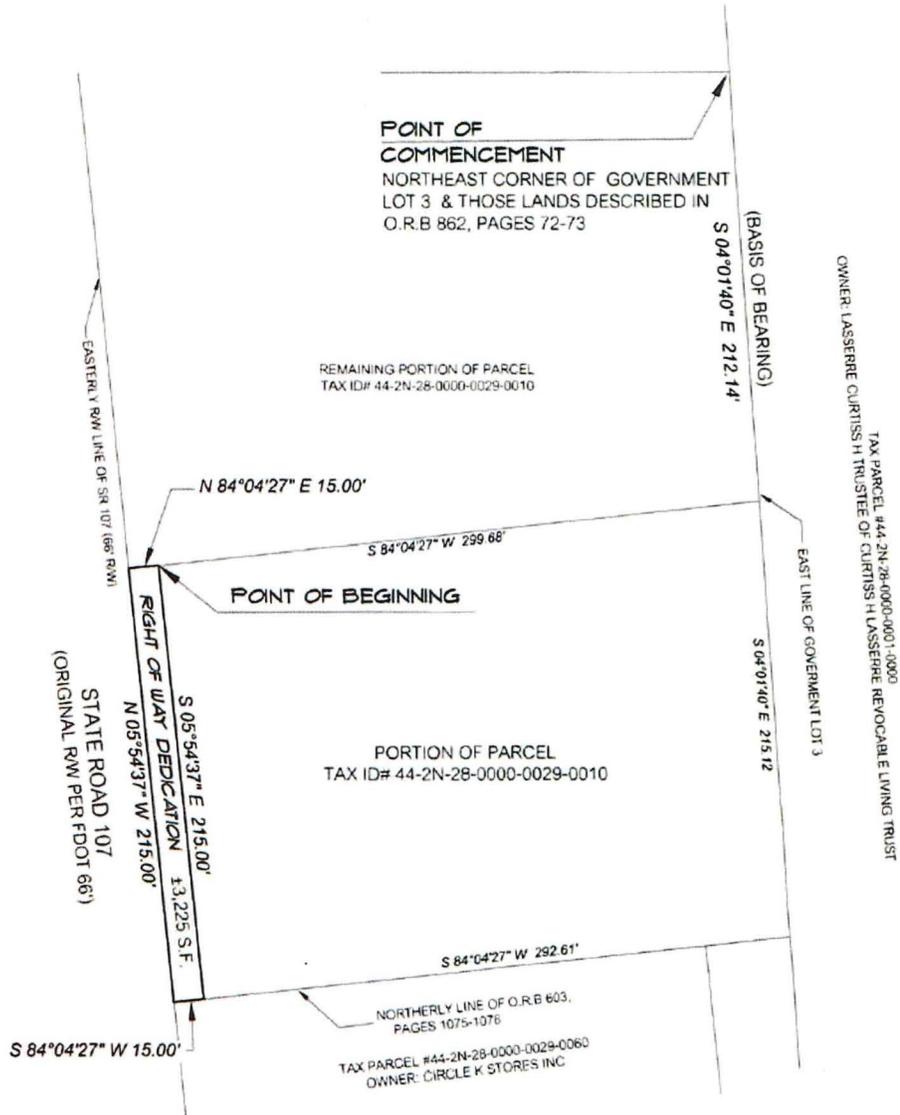
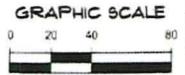
AS SHOWN ON THE MAP
ATTACHED HERewith AND MADE
A PART HEREOF

EXHIBIT "B"
SKETCH OF RIGHT-OF-WAY DEDICATION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

SITUATED IN SECTION 44, TOWNSHIP 2 NORTH, RANGE 28 EAST, GOVERNMENT LOT 3,
 NASSAU COUNTY, FLORIDA

SKETCH - NOT A BOUNDARY SURVEY



LEGEND:

O.R.B. - OFFICIAL RECORDS BOOK
 S.F. = SQUARE FEET
 R/W = RIGHT OF WAY
 SR = STATE ROAD

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON A VALUE OF S 04°01'40" E FOR THE EAST BOUNDARY LINE OF GOVERNMENT LOT 3 AND EAST LINE OF PARENT PARCEL.

DESCRIPTION:

(SEE ATTACHED)

CERTIFIED TO:

NASSAU COUNTY
 CONCEPT DEVELOPMENT, INC.

1 OF 1

This map prepared by:
 Certificate of Authorization No. LS 5075
 NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

KEVIN W. HEWETT

 Professional Surveyor, Certificate No. LS 5075

DATE: 05-01-2018
 TECHNICIAN: JAH
 CHECKED BY: KWH
 PROJECT NUMBER: 17-0355

SCALE: 1" = 80'
 VERIFY SCALE (AR) IS ONE INCH PER FOOT ON ORIGINAL DRAWING
 IF NOT ONE INCH PER FOOT ON THIS SHEET, ADJUST SCALE ACCORDINGLY

CHW
 Professional Consultants
 1801 Research Drive
 Alachua, Florida 32615
 (352) 331-1976
 www.chw-inc.com
 REG. FLORIDA LB-9078