

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the 24th day of June, 2019 by PATRIOT RIDGE, LLP, a Florida limited liability partnership (the "Grantor"), whose address is 2955 Hartley Road, Suite 108, Jacksonville, Florida 32257, to the BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, a political subdivision of the State of Florida (the "Grantee"), whose address is 96135 Nassau Place, Suite 1, Yulee, Florida 32097.

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Nassau, State of Florida, as more particularly on Exhibit "A" attached hereto and made a part hereof (the "Property").

To have and to hold, the same in fee simple forever.

The use of the Property will be limited to public recreation and community based social uses.

The Property will revert to Grantor in the event that the Grantee makes no improvements to the Property on or before December 31, 2028.

Grantor hereby reserves to itself an easement for the construction and maintenance of recreation facilities and other improvements pursuant to the Nassau Station PUD Ordinance 2018-43 provided that any such improvements require the express written approval of the Grantee.

SUBJECT TO: Taxes and assessments for the year 2019 and all subsequent years; all applicable governmental, zoning and land use ordinances, restrictions, and prohibitions and other requirements imposed by governmental authority; agreements and easements of record.

And the said Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple, and has good right, full power, and lawful authority to sell and convey said land, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under the Grantor, but against no others.

(SIGNATURE PAGE FOLLOWS)

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed the day and year first above written.

WITNESS:

Brenda Linville

Printed Name: Brenda Linville

Peggy B. Snyder

Printed Name: PEGGY B. SNYDER

PATRIOT RIDGE, LLP

By: Gregory E. Matovina

Printed Name: Gregory E. Matovina

Title: Managing Partner

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 24th day of June, 2019, by Gregory E. Matovina as Managing Partner of Patriot Ridge, LLP, a Florida limited liability partnership, on behalf of said partnership, who is personally known to me or has produced N/A as identification.

PEGGY B. SNYDER
Notary Public, State of Florida
My Comm. Expires November 12, 2019
Commission No. FF 935754

Peggy B. Snyder
Notary Public - State of Florida
Printed Name: PEGGY B. SNYDER
My Commission Expires: 11-12-19

(Notary Seal)

EXHIBIT A

PARCEL NO. 2

A PORTION OF SECTION 8, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWESTERLY CORNER OF CARTESIAN POINTE UNIT 3, AS RECORDED IN PLAT BOOK 7, PAGES 124 THROUGH 127, INCLUSIVE OF THE PUBLIC RECORDS OF SAID NASSAU COUNTY; THENCE NORTH 88°20'33" EAST, ALONG THE SOUTHERLY LINE OF SAID CARTESIAN POINTE UNIT 3, AND ALONG THE SOUTHERLY LINE OF CARTESIAN POINTE UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGES 35 THROUGH 38, INCLUSIVE OF SAID PUBLIC RECORDS, 755.33 FEET, TO THE NORTHWESTERLY RIGHT OF WAY LINE OF WILLIAM BURGESS ROAD (A 100 FOOT WIDE RIGHT OF WAY, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1049, PAGE 1750, OF SAID PUBLIC RECORDS), AND THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1959.86 FEET, AN ARC DISTANCE OF 390.46 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 57°03'13" WEST, 389.81 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 2: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1859.86 FEET, AN ARC DISTANCE OF 559.02 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF SOUTH 59°57'25" WEST, 556.92 FEET; THENCE NORTH 06°35'40" EAST, 472.10 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.30 ACRES, MORE OR LESS.

