

Prepared by and Return to:
J. Howard Sheffield, Esq.
Sheffield & Boatright, P.A.
6101 Gazebo Park Pl N #101
Jacksonville, FL 32257

Note to Clerk: This deed is being recorded to further correct the legal description error in that certain Special Warranty Deed from Patriot Ridge, LLP to Board of County Commissioners of Nassau County, recorded in OR Book 2303, Page 1656, in which said Special Warranty Deed by Scrivener's Error conveyed the real property described herein to the Grantor in error, and to clear any cloud in title as to the Grantee's ownership of the real property described herein.

QUIT CLAIM DEED

THIS QUIT CLAIM DEED is made this 16 day of October, 2019, A.D., by and between, **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY**, a political subdivision of the State of Florida, whose address for notice is 96135 Nassau Place, Suite 1, Yulee, Florida 32097, hereinafter called the "grantor", to **PATRIOT RIDGE, LLP**, a Florida limited liability partnership, whose mailing address is 12443 San Jose Blvd., Suite 504, Jacksonville, Florida 32223, hereinafter called the "grantee":

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of ****TEN and NO/100 DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in NASSAU County, Florida, vis:

PLEASE SEE EXHIBIT "A" ATTACHED HERETO AND THEREBY MADE A PART HEREOF.

Said property is not the homestead of Grantor under the laws and constitution of the State of Florida in that neither Grantor or any members of the Grantor's household reside thereon.

THIS INSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH OR EXAMINATION.

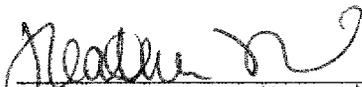
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

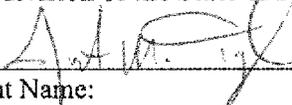
To Have and to Hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of these witnesses:

**BOARD OF COUNTY COMMISSIONERS
OF NASSAU COUNTY, a political
subdivision of the State of Florida**

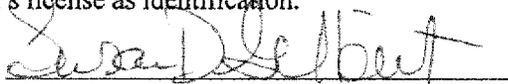

Print Name: Heather Nazworth
(Witness #1)

By: 
Print Name: _____
Its: _____


Print Name: PEGGY B. SNYDER
(Witness #2)

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED before me on this 16 day of October, 2019, by Justin Taylor, as Chairman, on behalf of **BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, a political subdivision of the State of Florida**, who is personally known to me or has produced a valid driver's license as identification.


NOTARY PUBLIC

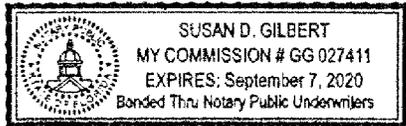


EXHIBIT "A"
LEGAL DESCRIPTION

THE CERTAIN REAL PROPERTY AS DESCRIBED BY VIRTUE OF THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 1717, PAGE 447, NASSAU COUNTY, FLORIDA AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 408-407, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING (5) COURSES; (1) NORTH 22°32'31" WEST A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; (2) THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 25 DEGREES 51'00", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'01" WEST A DISTANCE OF 339.13 FEET; (3) THENCE NORTH 03°18'29" EAST A DISTANCE OF 1803.37 FEET; (4) THENCE SOUTH 89°13'53" WEST A DISTANCE OF 10.02 FEET TO A POINT WHERE SAID RIGHT OF WAY TRANSITIONS TO A 60 FOOT RIGHT-OF-WAY; (5) THENCE NORTH 03 DEGREES 18'29" EAST A DISTANCE OF 3625.08 FEET; THENCE NORTH 51 DEGREES 09'44" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 177.53 FEET; THENCE SOUTH 38 DEGREES 50'16" EAST A DISTANCE OF 690.40 FEET; THENCE NORTH 51 DEGREES 14'34" EAST A DISTANCE OF 567.90 FEET TO INTERSECT THE WESTERLY RIGHT OF WAY LINE OF THE C.S.X. RAILROAD RIGHT-OF-WAY (A TRANSITIONAL RIGHT OF WAY); THENCE SOUTH 14°43'23" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2073.63 FEET TO A POINT WHERE SAID RIGHT OF WAY BECOMES A 200 FOOT RIGHT-OF-WAY; THENCE SOUTH 05 DEGREES 55'38" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 3956.58 FEET TO THE NORTHEASTERLY CORNER OF LOT 36, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGES 404-406, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE SOUTH 67°27'21" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 36, A DISTANCE OF 394.32 FEET TO THE SOUTHEASTERLY CORNER OF AFORESAID LOT 1; THENCE NORTH 22°31'30" WEST, ALONG THE EASTERLY LINE OF SAID LOT 1, A DISTANCE OF 150.08 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 67 DEGREES 28'48" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 780.46 FEET TO THE POINT OF BEGINNING.

LESS THERE FROM RIGHT-OF-WAY FOR WILLIAM BURGESS ROAD RECORDED IN OFFICIAL RECORD BOOK 1049, PAGES 1753-1755 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FURTHER LESS AND EXCEPTING THAT PORTION CONVEYED TO THE BOARD OF COUNTY COMMISSIONERS OF NASSAU COUNTY, FLORIDA IN OFFICIAL RECORDS BOOK 1683, PAGE 386, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

FURTHER LESS AND EXCEPTING ANY LANDS LYING SOUTH OF WILLIAM BURGESS ROAD RIGHT-OF-WAY.

AND FURTHER LESS AND EXCEPTING ANY LANDS DESCRIBED AS FOLLOWS:

MANZIE & DRAKE LAND SURVEYING



LEGAL DESCRIPTION
MONTESSORI SCHOOL SITE
JULY 6, 2019

A PORTION OF THE JOHN LOWE MILL GRANT, SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF LOT 1, "WIDE ROAD ACRES", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 404, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, WITH THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD, AN 80 FOOT RIGHT-OF-WAY AS NOW LAID OUT AND IN USE; THENCE NORTH 22°33'00" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 616.85 FEET TO THE BEGINNING OF A CURVE IN SAID RIGHT-OF-WAY CONCAVE TO THE EAST HAVING A RADIUS OF 758.08 FEET; THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°50'59", AN ARC DISTANCE OF 342.02 FEET AND BEING SUBTENDED BY A CHORD BEARING NORTH 09°37'32" WEST A DISTANCE OF 339.12 FEET; THENCE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1,663.97 FEET TO THE **POINT OF BEGINNING**; THENCE CONTINUE NORTH 03°18'00" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 139.40 FEET TO A POINT WHERE SAID RIGHT-OF-WAY TRANSITIONS INTO A 60 FOOT RIGHT-OF-WAY; THENCE SOUTH 89°17'24" WEST, A DISTANCE OF 10.02 FEET; THENCE NORTH 03°18'00" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HARTS ROAD (A VARIABLE WIDTH RIGHT-OF-WAY) ALSO ALONG A LINE 30 FEET EASTERLY OF AND PARALLEL WITH THE WESTERLY LINE OF SECTION 42, TOWNSHIP 2 NORTH, RANGE 27 EAST, NASSAU COUNTY, FLORIDA, A DISTANCE OF 915.52 FEET; THENCE SOUTH 86°42'00" EAST A DISTANCE OF 212.25 FEET; THENCE NORTH 44°35'39" EAST A DISTANCE OF 66.74 FEET; THENCE SOUTH 50°31'07" EAST A DISTANCE OF 407.08 FEET; THENCE SOUTH 24°43'17" EAST A DISTANCE OF 50.29 FEET; THENCE SOUTH 30°38'53" EAST A DISTANCE OF 39.23 FEET; THENCE SOUTH 14°45'09" WEST A DISTANCE OF 24.31 FEET; THENCE SOUTH 42°11'10" WEST A DISTANCE OF 980.58 FEET TO THE POINT OF BEGINNING.

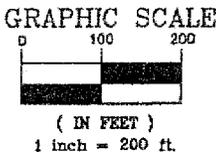
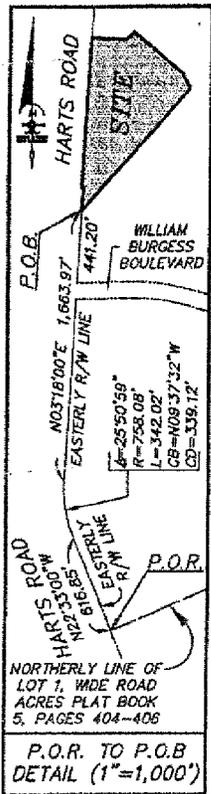
CONTAINING 9.00 ACRES MORE OR LESS.

MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 16509 7/6/19

MANZIE & DRAKE LAND SURVEYING

SKETCH OF LEGAL DESCRIPTION

(LEGAL DESCRIPTION ATTACHED) (THIS IS NOT A BOUNDARY SURVEY)

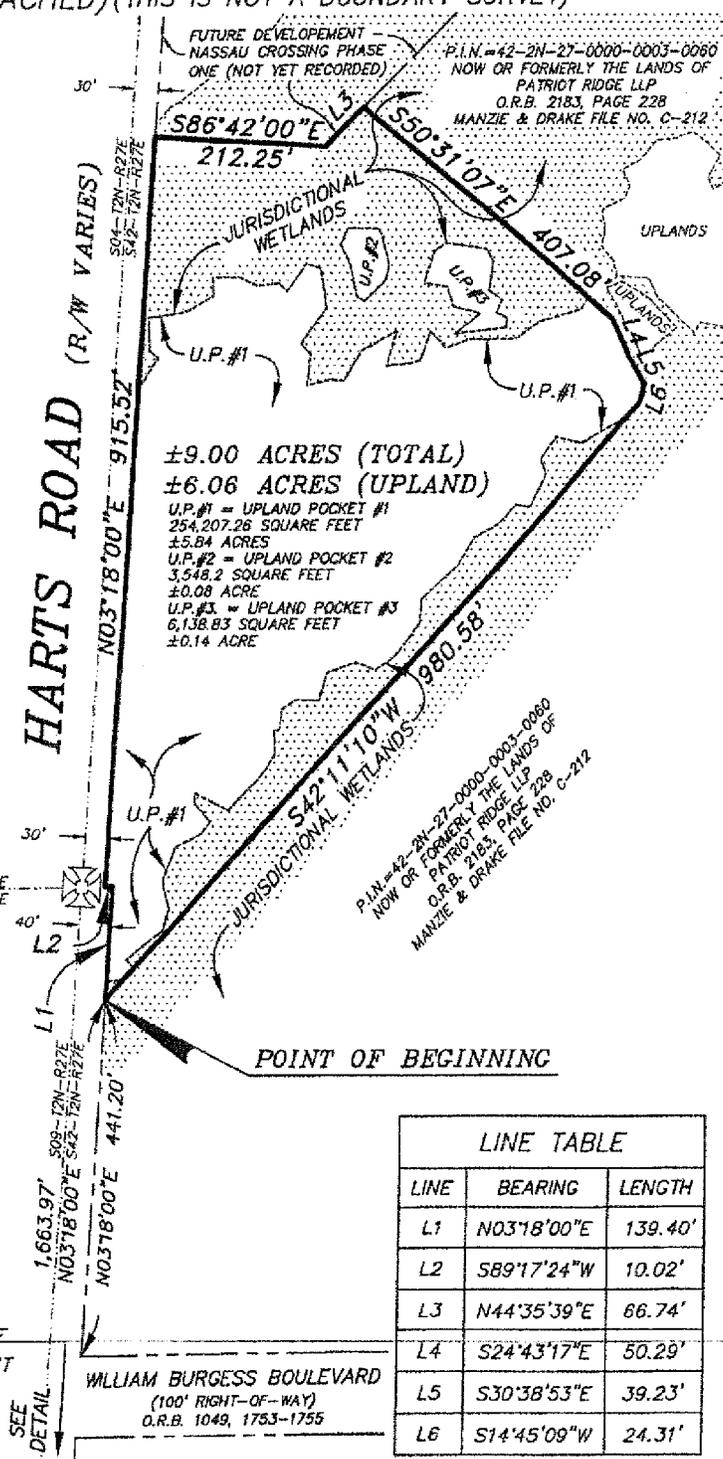


LEGEND

- Δ = DELTA
- R = RADIUS
- NO. = NUMBER
- L = ARC LENGTH
- S04 = SECTION 4
- S09 = SECTION 9
- S42 = SECTION 42
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- R/W = RIGHT-OF-WAY
- U.P. = UPLAND POCKET
- R27E = RANGE 27 EAST
- T2N = TOWNSHIP 2 NORTH
- P.O.B. = POINT OF BEGINNING
- P.O.R. = POINT OF REFERENCE
- O.R.B. = OFFICIAL RECORDS BOOK
- P.I.N. = PARCEL IDENTIFICATION NUMBER

WETLAND INFORMATION

JURISDICTIONAL WETLANDS SHOWN HEREON ARE PER THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT FORMAL WETLAND DETERMINATION PETITION NO. 16-089-132387-1



±9.00 ACRES (TOTAL)
 ±6.06 ACRES (UPLAND)
 U.P.#1 = UPLAND POCKET #1
 254,207.26 SQUARE FEET
 ±5.84 ACRES
 U.P.#2 = UPLAND POCKET #2
 3,548.2 SQUARE FEET
 ±0.08 ACRE
 U.P.#3 = UPLAND POCKET #3
 6,138.83 SQUARE FEET
 ±0.14 ACRE

LINE TABLE

LINE	BEARING	LENGTH
L1	N03°18'00"E	139.40'
L2	S89°17'24"W	10.02'
L3	N44°35'39"E	86.74'
L4	S24°43'17"E	50.29'
L5	S30°38'53"E	39.23'
L6	S14°45'09"W	24.31'

JOB NUMBER:
16509-SCHOOL

117 SOUTH 9TH STREET, FERNANDINA BEACH, FL 32034
 OFFICE (904)491-5700 WWW.MANZIEANDDRAKE.COM