

This instrument prepared by or under the direction of:

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(This space reserved for Clerk)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed and delivered as of the ____ day of _____, 2019, by and from **OCEAN HIGHWAY AND PORT AUTHORITY OF NASSAU COUNTY**, a public body politic, the address of which is 86130 License Road, Suite 9, Fernandina Beach, FL 32034, GRANTOR, to **ABP FL (Yulee) LLC**, a Delaware limited liability company, the address of which is P.O. Box 672828, Marietta, GA 30006, GRANTEE (as used herein the singular shall include the plural, as the case may be);

WITNESSETH:

That the said GRANTOR, for and in consideration of the sum of \$10.00, in hand paid by the GRANTEE, the 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 GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying, and being in Nassau County, Florida, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Appraiser’s Parcel Tax ID No.: A portion of 51-3N-27-0000-0001-0130

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 GRANTOR, either in law or equity, to the only proper use, benefit, and behalf of the GRANTEE.

IN WITNESS WHEREOF, the GRANTOR has signed and sealed these presents the day of year first above written.

Signed, sealed, and delivered in the presence of: **OCEAN HIGHWAY AND PORT AUTHORITY OF NASSAU COUNTY**

Print Name: _____

By: _____
Name: _____
Chairman

Witness Name: _____

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this ___ day of _____, 2019, by _____, Chairman of the Ocean Highway And Port Authority Of Nassau County, and who executed the foregoing on behalf of the Ocean Highway And Port Authority Of Nassau County, a body politic, and who is personally known to me (or who has produced _____ as identification).

NOTARY PUBLIC

Name:
STATE OF _____
My Commission Expires: _____

(Seal)

EXHIBIT A

(As prepared by Bock & Clark Corporation, an NV5 Company
pursuant to survey bearing B&C Project Number 2019012549-001)

A parcel of land being a portion of the JOHN LOWE MILL GRANT, Section 51, Township 3 North, Range 27 East, Nassau County, Florida, and being more particularly described as follows:

Commence at the centerline intersection of State Road No. 200/A-1-A, a 200 foot right-of-way, and State Road No. 200-A (also known as Chester Road) a 100 foot right-of-way; thence N.07°51'50"E. and along said centerline of State Road No. 200-A, 32.43; thence N.72°46'59"W. and parallel to said centerline of State Road No. 200/A-1-A, 2481.53 feet to the point of a curve to the left, said curve being concave to the Southwest, having a radius of 5730.17 feet, and a delta angle of 11°58'00"; thence Northwesterly along said curve and parallel to the said centerline, an arc distance of 1196.79 feet to the point of tangency; thence N.84°44'59"W. and parallel to the said centerline, 299.61 feet; thence N.05°15'01"E., 70.00 feet to the Northerly right-of-way line of said State Road No. 200/A-1-A, said point being the point of a curve to the right, said curve being concave to the Northeast, having a radius of 50.00 feet, and a delta angle of 90°00'00", thence Northerly along said curve, an arc distance of 78.54 feet to the point of tangency; thence N.05°15'01"E., 152.24 feet to the point of a curve to the left, said curve being concave to the Southwest, having a radius of 773.55 feet, and a delta angle of 23°25'27"; thence Northerly along said curve and arc distance of 316.25 feet to the point of tangency; thence N.18°10'26"W., 1391.39 feet to the point of a curve to the left, said curve being concave to the Southwest, having a radius of 573.95 feet, and a delta angle of 45°34'58"; thence Northwesterly along said curve, an arc distance of 456.62 feet to the point of tangency; thence N.63°45'25"W., 904.22 feet to the POINT OF BEGINNING, said point being the point of a curve to the right, said curve being concave to the Northeast, having a radius of 359.26 feet, and a delta angle of 76°25'49"; thence Northerly along said curve an arc distance of 479.24 feet to the point of tangency; thence N.12°40'24"E., 452.66 feet to a point on the South boundary of lands described in O.R. Book 1577, Page 1447 of the Public Records of Nassau County, Florida; thence along said South boundary, N.63°45'25"W., 102.87 feet; thence S.12°40'24"W., 476.79 feet to a point of a curve to the left, said curve being concave to the Northeast, having a radius of 459.26 feet, a delta angle of 37°53'53", thence Southerly along said curve an arc distance of 303.77 feet; thence S.63°45'25"E., 286.10 (247.48 feet per O.R. Book 730, Page 379) feet to the POINT OF BEGINNING.

Above description is intended to describe any portion of lands described in O.R. Book 730, Page 379 that lie within O.R. Book 1231, Page 541. Description per O.R. 730, Page 379 appears to not close by 38.62 feet.