

Prepared by and return when recorded to:  
Sidney S. Simmons, II, Esq.  
1050 Riverside Avenue  
Jacksonville, Florida 32204

Consideration \$0

**FEE SIMPLE DEED**

**THIS INDENTURE**, made this 17<sup>th</sup> day of February, 2017, between **DANIEL I. McCRANIE and DANIELLE S. McCRANIE**, husband and wife, whose address is 1301 Quattlefield Lane, Fernandina Beach, FL 32034, together herein referred to as the Grantor, and **NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS**, a political subdivision of the State of Florida whose address is 96161 Nassau Place, Yulee, Florida 32097, herein referred to as the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto the Grantee forever, the following described land, situate, lying and being in the County of Nassau, State of Florida, described on Exhibit A hereto.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining; subject to taxes for the current year and covenants, easements and restrictions of record (the "Permitted Encumbrances").

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors and assigns.)

[SIGNATURE PAGES FOLLOW]

Property Appraiser's Parcel  
Identification Number: #00-00-30-0760-001-0070

WITNESSES:

Jenny Bloodworth  
Printed Name: Jenny Bloodworth

Frankie M Wright  
Printed Name: Frankie M Wright

Danielle S McCranie  
**DANIELLE S. McCRANIE**

STATE OF FLORIDA       )  
COUNTY OF DASSAULT )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2017, by Danielle S. McCranie. She is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC



FRANKIE M. WRIGHT  
MY COMMISSION # FF 948376  
EXPIRES: January 21, 2020  
Bonded Thru Budget Notary Services

Sign: Frankie M Wright  
Print: Frankie M Wright  
State of Florida  
My Commission Expires: \_\_\_\_\_

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in their name as of the day and year first above written.

WITNESSES:

Jenny Bloodworth  
Printed Name: Jenny Bloodworth

Frankie M Wright Daniel I. McCranie  
Printed Name: Frankie M Wright **DANIEL I. McCRANIE**

STATE OF FLORIDA     )  
COUNTY OF NASSAU     )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of February, 2017, by Daniel I. McCranie. He is personally known to me or has produced \_\_\_\_\_ as identification.

NOTARY PUBLIC

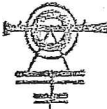


FRANKIE M. WRIGHT  
MY COMMISSION # FF 948376  
EXPIRES: January 21, 2020  
Bonded Thru Budget Notary Services

Sign: Frankie M Wright  
Print: \_\_\_\_\_  
State of Florida  
My Commission Expires: \_\_\_\_\_

Exhibit A

# MANZIE & DRAKE LAND SURVEYING



## LEGAL DESCRIPTION

### PARCEL "B"

QUATTLEFIELD LANE RIGHT-OF-WAY  
PORTION OF P.I.N. 00-00-30-0760-0001-0070  
DANIEL I. & DANIELLE S. McCRANIE TO  
NASSAU COUNTY BOARD OF COUNTY COMMISSIONERS

A PORTION OF THE NORTHERLY ONE-HALF OF LOT 1, A SUBDIVISION OF THE SOUTHERLY TWO-THIRDS OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA, ACCORDING TO THE PLAT RECORDED IN DEED BOOK "R", PAGE 394, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, ALSO KNOWN AS BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1295, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH  $51^{\circ}46'20''$  WEST, ALONG THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 566.62 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1295; THENCE SOUTH  $38^{\circ}20'07''$  EAST, ALONG THE WESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 184.68 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1295 THE FOLLOWING THREE COURSES: (1) THENCE SOUTH  $38^{\circ}20'07''$  EAST A DISTANCE OF 15.50 FEET; (2) THENCE NORTH  $51^{\circ}39'53''$  EAST A DISTANCE OF 238.96 FEET; (3) THENCE NORTH  $38^{\circ}20'07''$  WEST A DISTANCE OF 15.50 FEET; THENCE SOUTH  $51^{\circ}39'53''$  WEST, ALONG A LINE 15.50 FEET NORTHERLY OF AND PARALLEL WITH AS MEASURED AT RIGHT ANGLES TO THE SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1993, PAGE 1295, A DISTANCE OF 238.96 FEET TO THE POINT OF BEGINNING.

  
MICHAEL A. MANZIE, P.L.S.  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 19212



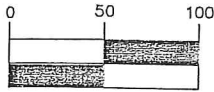
Exhibit A

# MANZIE & DRAKE LAND SURVEYING

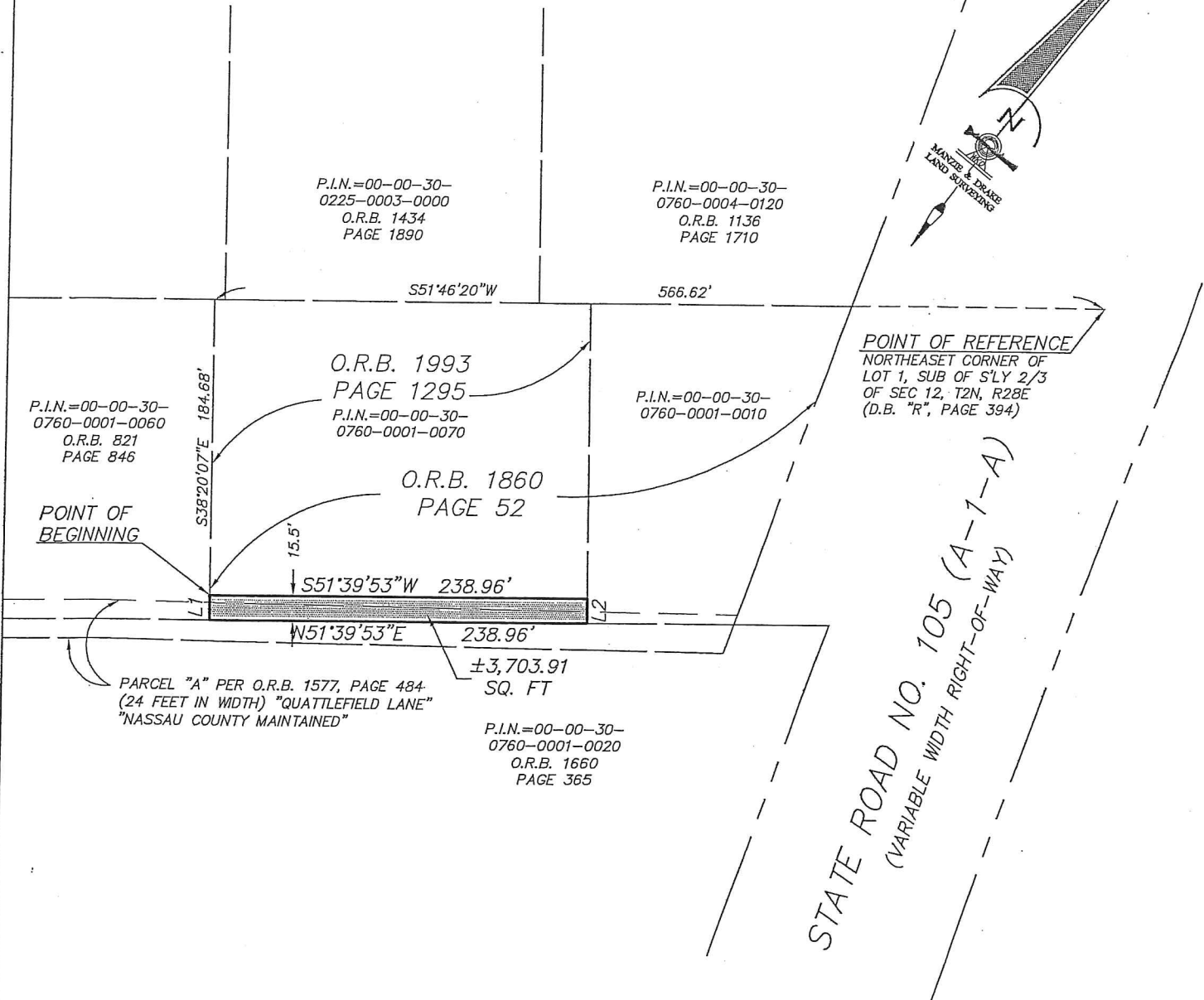
## SKETCH OF LEGAL DESCRIPTION

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

GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.



P.I.N.=00-00-30-0760-0001-0060  
O.R.B. 821  
PAGE 846

P.I.N.=00-00-30-0225-0003-0000  
O.R.B. 1434  
PAGE 1890

P.I.N.=00-00-30-0760-0004-0120  
O.R.B. 1136  
PAGE 1710

O.R.B. 1993  
PAGE 1295  
P.I.N.=00-00-30-0760-0001-0070

P.I.N.=00-00-30-0760-0001-0010

O.R.B. 1860  
PAGE 52

POINT OF BEGINNING

PARCEL "A" PER O.R.B. 1577, PAGE 484  
(24 FEET IN WIDTH) "QUATTLEFIELD LANE"  
"NASSAU COUNTY MAINTAINED"

±3,703.91  
SQ. FT

P.I.N.=00-00-30-0760-0001-0020  
O.R.B. 1660  
PAGE 365

POINT OF REFERENCE  
NORTHEAST CORNER OF  
LOT 1, SUB OF SLY 2/3  
OF SEC 12, T2N, R28E  
(D.B. "R", PAGE 394)

STATE ROAD NO. 105 (A-1-A)  
(VARIABLE WIDTH RIGHT-OF-WAY)

BY: Michael A. Manzie  
MICHAEL A. MANZIE, PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA REGISTRATION NO. 4069  
JOB NO. 19212 (B)

### LEGEND

SQ. FT. = SQUARE FEET  
O.R.B. = OFFICIAL RECORDS BOOK  
D.B. = DEED BOOK  
P.I.N. = PARCEL IDENTIFICATION NUMBER

LINE TABLE		
LINE	BEARING	LENGTH
L1	S38°20'07"E	15.50'
L2	N38°20'07"W	15.50'