

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made and entered into as of the _____ day of _____, 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:

PATRIOT RIDGE, LLP

By: _____

Printed Name: _____

Printed Name: Gregory E. Matovina

Title: Managing Partner

Printed Name: _____

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this _____ day of _____, 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 _____ as identification.

Notary Public – State of Florida

Printed Name: _____

My Commission Expires: _____

(Notary Seal)