

Prepared by:  
 Josh Bernard, an employee of;  
 Bernard & Schemer, P.A.  
 480 Busch Drive  
 Jacksonville, Florida 32218

Record & Return to:  
 GRANTEE

File Number: BS23-DEEDS

**General Warranty Deed**

Made this 24 day of December 2023, A.D. By **Sylvester H. Pickett, Jr. and Julie Pickett, husband and wife**, whose address is: PO BOX 975, Callahan, Florida 32011, hereinafter called the grantor, to **Austin Janney and Jade Janney, husband and wife**, whose post office address is: \_\_\_\_\_, 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 Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Nassau County, Florida, viz:

**SEE ATTACHED EXHIBIT "A"**

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

**To Have and to Hold**, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2023.

**THE SUBJECT LAND IS CONTAINED WITHIN A FAMILY HARDSHIP DEVELOPMENT WHICH HAS NOT BEEN FORMALLY SUBDIVIDED AND PLATTED AND NASSAU COUNTY HAS ABSOLUTELY NO OBLIGATION TO MAINTAIN OR IMPROVE ROADS THAT PROVIDE ACCESS. THE COUNTY HAS NOT ADDRESSED DRAINAGE ISSUES RELATED TO THE FAMILY HARDSHIP DEVELOPMENT.**

THIS DEED HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, TITLE INSURANCE OR ATTORNEYS TITLE OPINION.

**The following Covenants and Restrictions shall run with the title to the property:**

1. The subject real property is a family hardship development for family only per Nassau County Comprehensive Plan Policy FL.01.02 (A)(2).
2. There shall be no conveyance of real property with the family hardship development to a person not meeting the definition of family set forth by Nassau County, Florida.
3. There shall be no future conveyance from a family member to a non-family member.
4. There may only be one (1) conveyance of real property in the development to any one individual family member.
5. The lots created cannot be further subdivided.

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

Signed, sealed and delivered in our presence:

Jenny Williams  
Witness Printed Name Jenny Williams

Address: 480 Busch Dr  
Jax, FL 32218

JB  
Witness Printed Name JOSH BERNARD  
Address: 480 Busch Dr  
Jax, FL 32218

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me by means of [ x ] physical presence or [ ] online notarization, this day 29 of December 2023, by Sylvester H. Pickett, Jr. and Julie Pickett, husband and wife, who are personally known to me or who has produced \_\_\_\_\_ as identification.



Sylvester H. Pickett, Jr.  
(Seal)

Julie Pickett  
(Seal)

Notary Public  
Print Name: JB Josh Bernard

My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCE AT A 5/8" REBAR, NO CAP, FOUND AT THE NORTHEASTERLY CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND RUN SOUTH 89°01'51" EAST, ALONG THE NORTHERLY LINE OF AFORESAID SECTION 15, A DISTANCE OF 702.97 FEET; THENCE RUN SOUTH 01°38'26" EAST, A DISTANCE OF 415.00 FEET TO A 5/8" REBAR AND CAP, PLS5712 SET AS THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN NORTH 89°01'51" EAST, A DISTANCE OF 702.97 FEET TO A SET 5/8" REBAR AND CAP, PLS5712; THENCE RUN SOUTH 01°38'26" EAST, ALONG THE EASTERLY LINE OF AFORESAID SECTION 15, A DISTANCE OF 200.00 FEET TO A SET 5/8" REBAR AND CAP, PLS5712; THENCE RUN SOUTH 89°01'51" WEST, DEPARTING PREVIOUSLY MENTIONED EASTERLY LINE, A DISTANCE OF 702.97 FEET TO A SET 5/8" REBAR AND CAP, PLS5712; THENCE RUN NORTH 01°38'26" WEST, A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.2 ACRES, MORE OR LESS.**

TOGETHER WITH A 60 FOOT PRIVATE ROADWAY LOCATED IN GOVERNMENT LOT 1, SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**COMMENCE AT A 5/8" REBAR, NO CAP, FOUND AT THE NORTHEASTERLY CORNER OF SECTION 15, TOWNSHIP 2 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA, AND RUN SOUTH 89°01'51" EAST, ALONG THE NORTHERLY LINE OF AFORESAID SECTION 15, A DISTANCE OF 672.97 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING RUN SOUTH 01°38'26" EAST, A DISTANCE OF 1145.67 FEET; THENCE RUN SOUTH 16°32'55" EAST, A DISTANCE OF 463.35 FEET; THENCE RUN SOUTH 09°58'53"**

WEST, A DISTANCE OF 453.28' FEET; THENCE RUN SOUTH 01°34'06" EAST, ALONG THE WESTERLY BOUNDARY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 604, PAGE 489, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 209.73 FEET TO THE NORtherLY RIGHT OF WAY LINE OF THOMAS ROAD (HAVING A 60 FOOT RIGHT OF WAY); THENCE CONTINUE SOUTH 01°34'06" EAST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY RIGHT OF WAY OF AFORESAID THOMAS ROAD; THENCE RUN SOUTH 89°00'01" WEST, ALONG A PROLONGATION OF PREVIOUSLY MENTIONED SOUTHERLY RIGHT OF WAY, A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 01°34'06" WEST, A DISTANCE OF 275.55 FEET; THENCE RUN NORTH 09°58'53" EAST, A DISTANCE OF 439.14 FEET; THENCE RUN NORTH 16°32'55" WEST, A DISTANCE OF 457.06 FEET; THENCE RUN NORTH 01°38'26" WEST, A DISTANCE OF 1154.23 FEET; THENCE RUN NORTH 89°01'51" EAST, A DISTANCE OF 60.00 FEET TO THE **POINT OF BEGINNING.**