



**APPLICATION FOR
FUTURE LAND USE
AMENDMENT LESS THAN
TEN (10) ACRES**

CPA18-001
Official Use Only

Zoning District: _____
FLUM Designation: _____
Commission District: _____

Date Filed: _____

35-4N-26-0000-0001-0100

Parcel Identification Number (18 digit number)

Driving Instructions: _____

1. Legal Description: Lot _____ Block _____ Subdivision _____
Plat Book _____ Page _____
(Please attach a legal description if not located in a subdivision)

2. Location: On the east side of US 17
(north, south, east, west) (street)
between Leisureway and GA. state line
(street) (street)

Nearest identifiable landmark (for example: Walmart or I-95) I-95

3. Name and Address of the Owner as shown in the public records of Nassau County:

GET & SAVE LLC
852426 NORTH US HWY 17
YULEE, FL 32097

Name and Address of the Applicant / Authorized Agent:

JOGIN DALAL
904 225-9102
912-217-8684

(PLEASE NOTE: If applicant is not the owner, this application must be accompanied by completed Owner's Authorization for Agent form.)

4. Current Future Land Use Map Designation: Industrial/Agriculture

5. Proposed Future Land Use Map Designation: Commercial

6. Acreage: 6.34 2.94 IND

7. Property Use (list any improvements on the site or uses): 3.40 AGR

Vacant

8. Private Well ☒ Public Water System _____ or Private treatment plant _____
(name of provider)

9. On-site Sewage Treatment System ☒ Public Water System _____
(name of provider)
or Private Sewer Treatment Plant _____

10. Required Attachments:

- Exhibit "A" – Location Map
- Exhibit "B" – Legal description
- Exhibit "C" – Survey

NOTE: Owner, Applicant and Agent is responsible for required response to objections, recommendations and comments from State reviewing Agencies.

In filing this application, the undersigned understands it becomes a part of the official records of the Planning and Zoning Board and does hereby certify that all information contained herein is true to the best of his/her knowledge.

Signature of Owner: ☒ [Signature]

Signature of Applicant: _____
(if different than Owner)

Signature of Agent: _____
(if different than Owner)

Owner's mailing address: _____

Telephone: _____

Email: _____

NOTE: If prepared or signed by an agent, a notarized Owner's Authorization for Agent form must be provided.

Newspaper for legal advertisement (OFFICIAL USE ONLY):

Fernandina Beach News Leader: ☒

Nassau County Record _____

CONSENT FOR INSPECTION


I, _____, the owner or authorized agent for the owner of the premises located at _____ do hereby consent to the inspection of said premises and the posting of public notice by an employee of the Department of Planning & Economic Opportunity, Nassau County, Florida, in conjunction with application _____, without further notice.

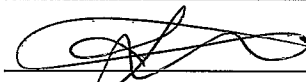
Dated this _____ day of _____, 20____.


Signature of Owner or Authorized Agent

Telephone Number

STATE OF FLORIDA:
COUNTY OF NASSAU:

The foregoing instrument was acknowledged before me the 5 day of January, 2018, by Dalal Jagenchanda  who is personally known to me or who has produced GA 0521993260 as identification.


Notary Public Signature

Jessica White
Name (typed or printed)

JESICA WHITE
Notary Public, State of Florida
My Comm. Expires August 29, 2020
Commission No. GG 25742

(Seal)

LEGAL DESCRIPTION

#35-4N-26-0000-0001-0040 & portion of #02-3N-26-0000-0001-0050

A PARCEL OF LAND SITUATE IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST AND SECTION 2, TOWNSHIP 3 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228 AND OFFICIAL RECORDS BOOK 1537, PAGE 1959, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA; THENCE NORTH 89°19'34" EAST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 3,096.01 FEET TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1537, PAGE 1959, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE NORTH 32°54'22" WEST, ALONG LAST SAID EASTERLY LINE, A DISTANCE OF 161.77 FEET TO INTERSECT THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228, OF THE PUBIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1729, PAGE 228, THE FOLLOWING THREE COURSES: 1) NORTH 57°07'01" EAST A DISTANCE OF 51.07 FEET; 2) NORTH 32°54'05" WEST A DISTANCE OF 302.67 FEET; 3) SOUTH 57°06'03" WEST A DISTANCE OF 275.00 FEET TO INTERSECT THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 17; THENCE SOUTH 32°53'40" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 502.59 FEET TO A JOG IN SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 57°07'01" EAST A DISTANCE OF 224.00 FEET; THENCE NORTH 32°54'22" WEST A DISTANCE OF 38.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.94 ACRES MORE OR LESS.

#35-4N-26-0000-0001-0100

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, BEING A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°19'34" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 171.24 FEET TO THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE SOUTH 24°42'03" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 468.18 FEET; THENCE SOUTH 28°44'24" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 232.65 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1088, PAGE 1577 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE AND THE WESTERLY LINES OF SAID LANDS RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. (1) NORTH 61°15'36" WEST 49.85 FEET; COURSE NO. (2) SOUTH 28°44'24" WEST 219.05 FEET; COURSE NO. (3) SOUTH 59°06'01" WEST 105.42 FEET; COURSE NO. (4) SOUTH 89°27'38" WEST 87.10 FEET; COURSE NO. (5) SOUTH 00°32'22" EAST 64.75 FEET TO THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 789 PAGE 578 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°26'00" WEST ALONG SAID NORTHERLY LINE 181.81 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1408, PAGES 375-377 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. (1) NORTH 32°52'57" WEST, A DISTANCE OF 888.52 FEET; COURSE NO. (2) SOUTH 57°06'36" WEST A DISTANCE OF 521.46 FEET; COURSE NO. (3) NORTH 32°53'07" WEST, A DISTANCE OF 200.00 FEET; COURSE NO. (4) SOUTH 57°06'08" WEST A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 17 (HAVING A 137.50 FOOT RIGHT-OF-WAY); COURSE NO. (5) NORTH 32°53'59" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 76.00 FEET; COURSE NO. (6) NORTH 57°06'08" EAST, A DISTANCE OF 200.00 FEET; COURSE NO. (7) NORTH 32°53'01" WEST, A DISTANCE OF 200.00 FEET; COURSE NO. (8) NORTH 32°59'00" WEST, A DISTANCE OF 149.50 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1408, PAGES 375-377, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. (1) NORTH 57°-08'-15" EAST 220.00 FEET; COURSE NO. (2) NORTH 32°-59'-00" WEST 110.00 FEET; COURSE NO. (3) SOUTH 57°-08'-15" WEST 168.52 FEET, TO INTERSECT THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGES 1751-1752, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. (1) SOUTH 32°-54'-05" EAST 59.37 FEET; COURSE NO. (2) SOUTH 57°-06'-03" WEST 51.39 FEET; THENCE SOUTH 32°-59'-00" EAST, A DISTANCE OF 50.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.4854 ACRES MORE OR LESS.

#35-4N-26-0000-0001-0050

A portion of Section 35, Township 3 North, Range 26 East, Nassau County, Florida, Said portion being more particularly described as follows:

For a point of commencement at the point where the centerline of Interstate Route No. 95 intersects the centerline of U.S. Highway No. 17; thence North 32° 53' 56" West along the centerline of U.S. Highway No. 17, a distance of 2500 feet to a point; thence North 57° 06' 04" East, a distance of 324 feet to a point; thence North 32° 53' 56" West, a distance of 300 feet to the point of beginning. Thence continue North 32° 53' 56" West, a distance of 208.71 feet to a point; thence North 57° 06' 04" East, a distance of 208.71 feet to a point; thence South 32° 53' 56" East, a distance of 208.71 feet to a point; thence South 57° 05' 04" West, a distance of 208.71 feet to the point of beginning.

#35-4N-26-0000-0001-0080

All that tract or parcel of land being a portion of Section 35, Township 4 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 4 North, Range 26 East; run North 89 degrees 19 minutes 34 seconds East along the South line of Section 35 a distance of 3,096.01 feet to a point; run thence North 32 degrees 54 minutes 22 seconds West, a distance of 161.77 feet to a point; thence South 57 degrees 07 minutes 01 seconds West, a distance of 223.93 feet to a point on the Northeasterly right of way line of U.S. Highway 17 and the POINT OF BEGINNING.

From the point of beginning, run North 32 degrees 54 minutes 05 seconds West, along the right of way of U.S. Highway 17, a distance of 602.59 feet to a point; run thence North 57 degrees 06 minutes 03 seconds East, a distance of 275.00 feet to a point; thence South 32 degrees 54 minutes 05 seconds East, a distance of 602.67 feet to a point; thence South 57 degrees 07 minutes 01 seconds West, a distance of 275.00 feet to the POINT OF BEGINNING.

LESS and EXCEPT Parcels 4-C and Parcel 4-D.

Prepared by and return to:
Lorie L. Chism, Esquire
Amelia Law Group, PLLC
960194 Gateway Blvd., Suite 101
Amelia Island, FL 32034
(904) 310-9501

Parcel ID Number: 35-4N-26-0000-0001-0100

QUIT CLAIM DEED

THIS INDENTURE is made this 26th day of May, 2015, between **17/95 RV PARK, LLC**, a Florida limited liability company ("Grantor"), whose address is 1610 South 8th Street, Fernandina Beach, Florida 32034, and **GET & SAVE, LLC**, a Florida limited liability company, ("Grantee"), whose mailing address is 852426 North Highway 17, Yulee, Florida 32097;

WITNESSETH:

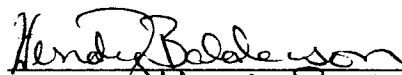
That the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel land, situate, lying and being the County of Nassau, State of Florida to wit:

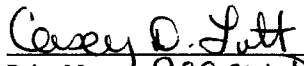
Attached as Exhibit "A".

To have and to hold, the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for 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 caused this instrument to be executed in his/hers/its name, the day and year first above written.

Signed, sealed and delivered
in the presence of:

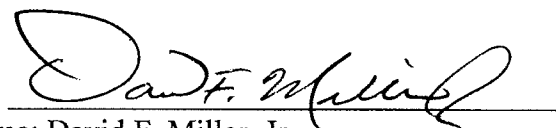

Print Name: Wendy Balderson


Print Name: Casey D. Lott

**17/95 RV PARK, LLC, a Florida limited
liability company**

By: Its Managing Member:

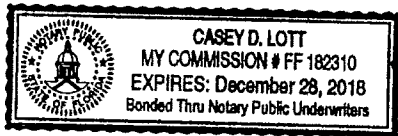
DF Miller Investments, Inc.

By: 
Name: David F. Miller, Jr.
Title: President

STATE OF FLORIDA

COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 21st day of May, 2015 by David F. Miller, Jr., as President of DF Miller Investments, Inc., a Florida corporation, on behalf of the corporation in its capacity as Managing Member of 17-95 RV Park, LLC, a Florida limited liability company, on behalf of the company. He (*check one*) ☒ is personally known to me or ☐ has produced a valid driver's license as identification.



Casey D. Lott

Print Name: _____

Notary Public, State and County Aforesaid

My Commission Expires: _____

Commission Number: _____

EXHIBIT "A"
MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Frank L. Bowen, P.S.M. • Mark G. Hill, P.S.M.

**LEGAL DESCRIPTION
MILLER / CASEY PROPERTY
ADDITIONAL PURCHASE
SEPTEMBER 19, 2008**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, BEING A PORTION OF SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 89°19'34" WEST, ALONG THE SOUTH LINE OF SAID SECTION 35, A DISTANCE OF 171.24 FEET TO THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 95 (HAVING A VARIABLE RIGHT-OF-WAY WIDTH); THENCE SOUTH 24°42'03" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 468.18 FEET; THENCE SOUTH 28°44'24" WEST, ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 232.65 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1088, PAGE 1577 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG SAID NORTHERLY LINE AND THE WESTERLY LINES OF SAID LANDS RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES; COURSE NO. (1) NORTH 61°15'36" WEST 49.85 FEET; COURSE NO. (2) SOUTH 28°44'24" WEST 219.05 FEET; COURSE NO. (3) SOUTH 59°06'01" WEST 105.42 FEET; COURSE NO. (4) SOUTH 89°27'38" WEST 87.10 FEET; COURSE NO. (5) SOUTH 00°32'22" EAST 64.75 FEET TO THE NORTHERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 789 PAGE 578 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°26'00" WEST ALONG SAID NORTHERLY LINE 181.81 FEET; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1408, PAGES 375-377 OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING EIGHT (8) COURSES AND DISTANCES; COURSE NO. (1) NORTH 32°52'57" WEST, A DISTANCE OF 888.52 FEET; COURSE NO. (2) SOUTH 57°06'36" WEST A DISTANCE OF 521.46 FEET; COURSE NO. (3) NORTH 32°53'07" WEST, A DISTANCE OF 200.00 FEET; COURSE NO. (4) SOUTH 57°06'08" WEST A DISTANCE OF 200.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY OF U.S. HIGHWAY 17 (HAVING A 137.50 FOOT RIGHT-OF-WAY); COURSE NO. (5) NORTH 32°53'59" WEST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 76.00 FEET; COURSE NO. (6) NORTH 57°06'08" EAST, A DISTANCE OF 200.00 FEET; COURSE NO. (7) NORTH 32°53'01" WEST, A DISTANCE OF 200.00 FEET; COURSE NO. (8) NORTH 32°59'00" WEST, A DISTANCE OF 149.50 FEET TO THE **POINT OF BEGINNING**; THENCE ALONG THE PERIMETER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1408, PAGES 375-377, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, THE FOLLOWING THREE (3) COURSES AND DISTANCES; COURSE NO. (1) NORTH 57°-08'-15" EAST 220.00 FEET; COURSE NO. (2) NORTH 32°-59'-00" WEST 110.00 FEET; COURSE NO. (3) SOUTH 57°-08'-15" WEST 168.52 FEET, TO INTERSECT THE EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 725, PAGES 1751-

EXHIBIT "A" (Cont.)

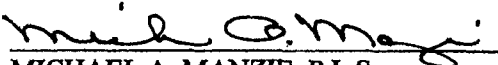
MANZIE & DRAKE LAND SURVEYING

Michael A. Manzie, P.L.S. • Frank L. Bowen, P.S.M. • Mark G. Hill, P.S.M.

1752, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA; THENCE ALONG THE PERIMETER OF LAST SAID LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES; COURSE NO. (1) SOUTH 32°-54'-05" EAST 59.37 FEET; COURSE NO. (2) SOUTH 57°-06'-03" WEST 51.39 FEET; THENCE SOUTH 32°-59'-00" EAST, A DISTANCE OF 50.58 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.4854 ACRES MORE OR LESS.

**(LEGAL DESCRIPTION BASED ON SURVEY BY TRI-STATE LAND SURVEYORS, INC.,
FILE NO. 2006-322, DATED 02/10/2006)**



MICHAEL A. MANZIE, P.L.S.
FLORIDA REGISTRATION NO. 4069
JOB NO. 17151

TOGETHER WITH THE FOLLOWING PROPERTY:



General Warranty Deed

Made this December 30, 2016 A.D., By Marc A. Hernandez, a married person, whose post office address is: 770 NE 2nd Ave, Crystal River, Florida 34428, hereinafter called the grantor, to Get & Save, LLC, a Florida limited liability company, whose post office address is: 852426 US Hwy 17, Yulee, Florida 32097, 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 Schedule A

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: 35-4N-26-0000-0001-0050

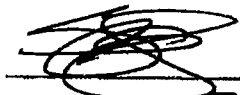
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

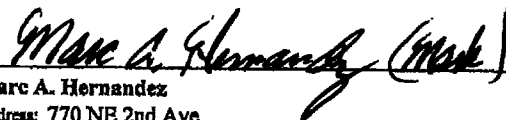
To Have and to Hold, the same in fee simple forever.


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, 2015.

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:


Witness Printed Name Shannak Soluri

 (Seal)
Marc A. Hernandez
Address: 770 NE 2nd Ave
Crystal River, Florida 34428


Witness Printed Name Lizabeth Kamallo

State of Florida
County of Citrus

The foregoing instrument was acknowledged before me this 30 day of December, 2016, by Marc A. Hernandez, who is/are personally known to me or who has produced DL as identification.




Notary Public
Print Name: Lovina Hancock

My Commission Expires: 1/9/2019

Date: December 30, 2016
Property Address: u/a US Hwy 17
Yulee, Florida 32097
APN# 35-4N-26-0000-0001-0050

Exhibit "A"
LEGAL DESCRIPTION

A portion of Section 35, Township 3 North, Range 26 East, Nassau County, Florida, Said portion being more particularly described as follows:

For a point of commencement at the point where the centerline of Interstate Route No. 95 intersects the centerline of U.S. Highway No. 17; thence North $32^{\circ} 53' 56''$ West along the centerline of U.S. Highway No. 17, a distance of 2500 feet to a point; thence North $57^{\circ} 06' 04''$ East, a distance of 324 feet to a point; thence North $32^{\circ} 53' 56''$ West, a distance of 300 feet to the point of beginning. Thence continue North $32^{\circ} 53' 56''$ West, a distance of 208.71 feet to a point; thence North $57^{\circ} 06' 04''$ East, a distance of 208.71 feet to a point; thence South $32^{\circ} 53' 56''$ East, a distance of 208.71 feet to a point; thence South $57^{\circ} 05' 04''$ West, a distance of 208.71 feet to the point of beginning.

Jan. 25. 2012 2:52PM OSCEOLA TITLE OF NASSAU, INC

No. 1745 P. 14

Prepared by and return to:

Osceola Title of Nassau Inc.

P.O. box 15579

Fernandina Bch, FL 32035

File #: 4743-12

Parcel ID#: 354N26-00000001-0080

Warranty Deed

This Indenture, Made this 2 day of February, 2012 between **James Donald Davidson, Jr., a married person**, whose post office address is 1763 Brown, Hepzibah, GA 30815 Grantor* to **Get & Save LLC, a Florida Limited Liability Company**, whose post office address is 852426 North Highway #17, Yulee, FL 32097, Grantee*

*"grantor" and "grantee" are used for singular or plural, as context requires

WITNESSETH: That said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau, County, Florida, wit:

All that tract or parcel of land being a portion of Section 35, Township 4 North, Range 26 East, Nassau County, Florida, and being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 4 North, Range 26 East; run North 89 degrees 19 minutes 34 seconds East along the South line of Section 35 a distance of 3,096.01 feet to a point; run thence North 32 degrees 54 minutes 22 seconds West, a distance of 161.77 feet to a point; thence South 57 degrees 07 minutes 01 seconds West, a distance of 223.93 feet to a point on the Northeasterly right of way line of U.S. Highway 17 and the POINT OF BEGINNING.

From the point of beginning, run North 32 degrees 54 minutes 05 seconds West, along the right of way of U.S. Highway 17, a distance of 602.59 feet to a point; run thence North 57 degrees 06 minutes 03 seconds East, a distance of 275.00 feet to a point; thence South 32 degrees 54 minutes 05 seconds East, a distance of 602.67 feet to a point; thence South 57 degrees 07 minutes 01 seconds West, a distance of 275.00 feet to the POINT OF BEGINNING.

LESS and EXCEPT Parcels 4-C and Parcel 4-D.

Caption property is not the homestead property nor the primary residence of the Grantor.

AND TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

 initial

175.80
193.50

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

Jessica Hiley
(witness signature)
Print witness name Jessica Hiley

James Donald Davidson, Jr.
James Donald Davidson, Jr.

Rachel Wylds
(witness signature)
Print witness name Rachel Wylds

State of GA

County of Richmond

The foregoing instrument was sworn to and subscribed before me this 31st day of January, 2012 by James Donald Davidson, Jr., a married person, who is personally known or has produced a Driver's License as identification.

Notary Public, State and County Aforesaid

Stephane
Notary Public

Prepared by and return to:
Osceola Title of Nassau Inc.
P.O. box 15579
Fernandina Bch, FL 32034
Tax ID# 354N26-00000001-0040
Our file # 4621-11

WARRANTY DEED

This Indenture, Made this 15th day of March, 2011 by and between **Henry D. Rogers and William G. Beard, as tenants in common**, whose post office address is 4348 Southpoint Blvd, Jacksonville, FL 32216 Grantor* to **Get & Save, a Florida Limited Liability Company**, whose post office address is 852426 North Hwy 17, Yulee, FL 32097 Grantee*

*"grantor" and "grantee" are used for singular or plural, as context requires

18.50
140.00
158.50

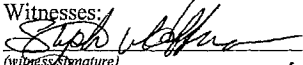
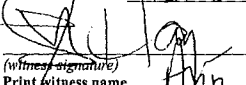
WITNESSETH: That said grantor, for and in consideration of the sum of Ten Dollars and no/100 and other valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold, to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Nassau County, Florida, wit:

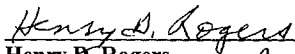
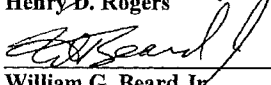
See Attached legal Description Exhibit "A"

AND TAXES FOR THE YEAR 2010 AND SUBSEQUENT YEARS.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

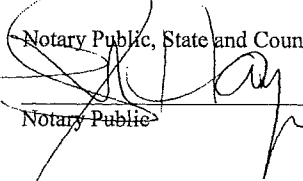
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Witnesses:

(witness signature)
Print witness name STEPHEN W. HOFFMAN

(witness signature)
Print witness name Ann M. Hays


Henry D. Rogers

William G. Beard Jr.

State of Florida
County of Nassau

The foregoing instrument was sworn to and subscribed before me this 15 day of March, 2011 by Henry D. Rogers and William G. Beard Jr., who have produced drivers license as identification


Notary Public, State and County Aforesaid

Notary Public

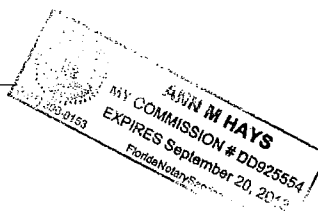


Exhibit "A"

Lot 4-C

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, SHOWN ON A PLAT BY PRIVETT & ASSOCIATES AS PARCEL 4-C, BEING A PORTION OF ORIGINAL PARCEL 4-A, AS SHOWN ON A PLAT BY SAID FIRM, DATED MARCH 14, 1995 (DRAWING NUMBER B-I-1831-3-95), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35 AND RUN NORTH 89°19'34" EAST, 3096.01 FEET TO A POINT ON THE SOUTHWEST LINE OF THE BALANCE OF PARCEL 4, NOW OR FORMERLY OF CHARLES DENNIS CASEY; RUN THENCE NORTH 32°54'22" WEST, 161.77 FEET ALONG SAID LINE TO A POINT ON THE SOUTHEAST LINE OF PARCEL 4-D; THENCE SOUTH 57°07'01" WEST, 223.93 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE, OF U.S. HIGHWAY 17; THENCE ALONG SAID RIGHT-OF-WAY LINE, NORTH 32°54'05" WEST, 152.59 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING, CONTINUE ALONG SAID RIGHT-OF-WAY LINE NORTH 32°54'05" WEST, 150.00 FEET TO A POINT; THENCE NORTH 57°06'03" EAST, 275.00 FEET TO A POINT ON THE SOUTHWEST LINE OF THE BALANCE OF PARCEL 4; THENCE ALONG SAID LINE SOUTH 32°54'05" EAST, 150.00 FEET TO A POINT; THENCE SOUTH 57°06'03" WEST, 275.00 FEET TO THE POINT OF BEGINNING.

and

Parcel 4-D

ALL THAT CERTAIN TRACT OR PARCEL OF LAND LYING IN SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA, SHOWN ON A PLAT BY PRIVETT & ASSOCIATES AS PARCEL 4-D, AS SHOWN ON A PLAT BY SAID FIRM, DATED MARCH 14, 1995 (DRAWING NUMBER B-1-1831-3-95), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TO ARRIVE AT A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 35 AND RUN NORTH 89°19'34" EAST, 3096.01 FEET TO A POINT ON THE SOUTHWEST LINE OF THE BALANCE OF PARCEL 4, NOW OR FORMERLY OF CHARLES DENNIS CASEY; RUN THENCE NORTH 32°54'22" WEST, 161.77 FEET ALONG SAID LINE TO A POINT ON THE SOUTHEAST LINE OF THE FOLLOWING DESCRIBED PARCEL 4-D, THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING RUN SOUTH 57°07'01" WEST, 223.93 FEET TO A POINT ON THE NORTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 17; RUN THENCE NORTH 32°54'05" WEST, 152.59 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE NORTH 57°06'03" EAST, 275.00 FEET TO A POINT ON THE SOUTHWEST LINE OF LANDS NOW OR FORMERLY OF CHARLES DENNIS CASEY; THENCE ALONG SAID LINE, SOUTH 32°54'05" EAST, 152.67 FEET TO A POINT; THENCE SOUTH 57°07'01" WEST, 51.07 FEET TO THE POINT OF BEGINNING.

Also Known as:

All that tract or parcel of land being a portion of section 35, Township 4 North, Range 26 East, Nassau County, Florida and being more particularly described as follows:

Commencing at the Southwest corner of Section 35, Township 4 North, Range 26 East, run North 89 degrees 19 minutes, 34 seconds East along the South line of Section 35 a distance of 3096.01 feet to a Point; run thence North 32 degrees 54 minutes 22 seconds West, a distance of 161.77 feet to a point; thence South 57 degrees 07 minutes 01 seconds West a distance of 223.93 feet to a point on the Northeasterly right of way line of US Highway 17 and the Point of Beginning.

From the Point of Beginning run North 32 degrees 54 minutes 05 seconds West along the Right of Way of US Highway 17 a distance of 302.59 feet to a point; run thence North 57 degrees 06 minutes 03 seconds East a distance of 275.00 feet to a point; thence South 32 degrees 54 minutes 05 seconds East a distance 302.67 feet to a point; thence South 57 degrees 07 minutes 01 seconds West a distance of 275.00 feet to the Point of Beginning.

THIS INSTRUMENT PREPARED BY:

Herman S. Paul
Herman S. Paul, P. A..
4811 Atlantic Boulevard, Suite 2
Jacksonville, Florida 32207

RECORD AND RETURN TO:

Herman S. Paul, P. A..
4811 Atlantic Boulevard, Suite 2
Jacksonville, Florida 32207

RE PARCEL ID #: 023N26-00000001-0050
BUYER'S TIN:

CORPORATE
WARRANTY DEED

THIS INDENTURE made this 14th day of October, 2007 by KISHAN WINE AND SPIRITS, INC., A Florida Corporation, hereinafter called Grantor, and whose address is P. O. Box 96, Kingsland, Georgia 31548 to GET AND SAVE, LLC, a Florida Limited Liability Company, hereinafter called Grantee, and whose address is 852426 U. S. Highway 17 North, Yulee, Florida 32097.

(Wherever 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 and other valuable considerations, in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee the following described land situate, lying and being in the County of Nassau, State of Florida to wit:

See Attached Exhibit A

SUBJECT TO taxes accruing subsequent to December 31, 2006.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to reimpose same.

AND the said Grantor hereby covenants that it is lawfully seized of said land in fee simple and fully warrants the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereto affixed the day and year first above written.

Signed, sealed and delivered in our presence:

KISHAN WINE AND SPIRITS, INC.,
a Florida Corporation

Shanna Donohue
Witness Signature

By: Shilpan Patel
Shilpan Patel, Its President

Shanna Donohue
Witness Printed Name

Angela D. Bryant
Witness Signature

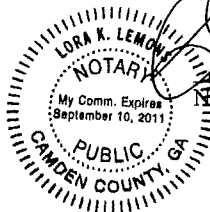
Angela D. Bryant
Witness Printed Name

STATE OF GEORGIA

COUNTY OF Camden

The foregoing instrument was acknowledged before me this 26th day of October, 2007, by **SHILPAN PATEL**, President and on behalf of Kishan Wine and Spirits, Inc., a Florida Corporation. She has produced a current Georgia Drivers License as identification.

Notary Public, State and County Aforesaid



[Signature]
Notary Signature

Commitment No.:
CF-1027792

Exhibit A

A PORTION OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 26 EAST AND SECTION 35, TOWNSHIP 4 NORTH, RANGE 26 EAST, NASSAU COUNTY, FLORIDA. SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE POINT WHERE THE CENTERLINE OF INTERSTATE ROUTE NO. 95 INTERSECTS THE CENTERLINE OF U.S. HIGHWAY NO. 17; THENCE NORTH 32 DEGREES, 53 MINUTES, 56 SECONDS WEST ALONG THE CENTERLINE OF U.S. HIGHWAY NO. 17, A DISTANCE OF 2500.00 FEET TO A POINT; THENCE NORTH 57 DEGREES, 06 MINUTES, 04 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID U.S. HIGHWAY NO. 17 AND THE POINT OF BEGINNING; THENCE NORTH 32 DEGREES, 53 MINUTES, 58 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 200.00 FEET TO A POINT; THENCE NORTH 57 DEGREES, 06 MINUTES, 04 SECONDS EAST, A DISTANCE OF 224.00 FEET TO A POINT; THENCE SOUTH 32 DEGREES, 53 MINUTES, 58 SECONDS EAST, A DISTANCE OF 376.00 FEET TO A POINT; THENCE SOUTH 57 DEGREES, 06 MINUTES, 04 SECONDS WEST, A DISTANCE OF 200.00 FEET TO AN IRON PIPE; THENCE NORTH 32 DEGREES, 53 MINUTES, 56 SECONDS WEST, A DISTANCE OF 176.00 FEET TO A POINT; THENCE SOUTH 57 DEGREES, 06 MINUTES, 04 SECONDS WEST A DISTANCE OF 24.00 FEET TO THE POINT OF BEGINNING.