

Prepared by and Return to:

Roger W. Cruce
Roger W. Cruce, Attorney at Law, PA
1409 Kingsley Avenue, Suite 1B
Orange Park, Florida 32073

Part of Parcel No. 310526-014455-000-00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 8th day of July, 2020, by **PETERS CREEK INVESTMENTS, LLP**, a Florida limited liability partnership ("Grantor"), and **CLAY COUNTY UTILITY AUTHORITY**, an independent special district existing and created under Chapter 94-491, Laws of Florida, Special Acts of 1994, whose business address is 3176 Old Jennings Road, Middleburg, Florida 32068-3907, ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that certain land situated in Clay County, Florida, more particularly described as follows:

See Exhibit "A" attached hereto (the "Property")

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 Grantor hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple; that Grantor has full right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of persons claiming by, through or under Grantor, but against no others, and subject to covenants, restrictions and easements of record, if any, this reference to which shall not operate to reimpose same, and subject, further, to the encumbrances set forth on Exhibit "B" attached hereto.

[Signature page follows]

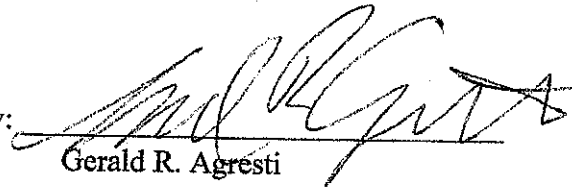
IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

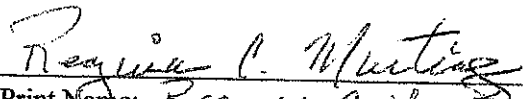
Signed, sealed and delivered in our presence:

PETERS CREEK INVESTMENTS, LLP, a Florida limited liability partnership

By: DEVELOPERS THREE, INC., a Florida corporation, Partner

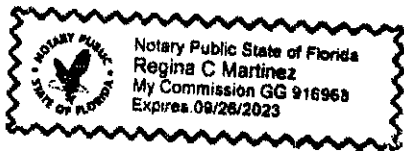

Print Name: ROBERT D. CAUSE

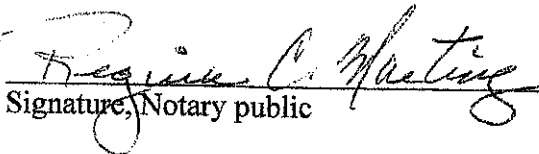
By: 
Gerald R. Agresti
President


Print Name: REGINA C. MARTINEZ

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of physical presence, this 8 day of July, 2020, by GERALD R. AGRESTI, President of DEVELOPERS THREE, INC., a Florida corporation, as Partner of PETERS CREEK INVESTMENTS, LLP, a Florida limited liability partnership, on behalf of said partnership, who produced a driver's license as identification.




Signature, Notary public

Print Name

Commission Expires: _____

[End Signature Page to Special Warranty Deed (PCI to CCUA)]

Exhibit A

A PARCEL OF LAND LYING IN SECTION 26, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1863, PAGE 1745 OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 5.5" X 5.5" CONCRETE MONUMENT (STAMPED: NW CORNER SECTION 36) AT THE SOUTHEAST CORNER OF SAID SECTION 26; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID SECTION 26 AND ALONG THE SOUTHERLY BOUNDARY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 1863, PAGE 1745, SOUTH 89°49'48" WEST, A DISTANCE OF 1288.55 FEET TO A 1/2" IRON PIPE (NO IDENTIFICATION) AT THE SOUTHWEST CORNER OF SAID LANDS; THENCE DEPARTING SAID SOUTHERLY BOUNDARY LINE, NORTH 02°12'16" EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, A DISTANCE OF 1837.34 FEET TO A 1/2" IRON PIPE (NO IDENTIFICATION); THENCE NORTH 13°33'51" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 729.83 FEET TO A 1/2" IRON PIPE (NO IDENTIFICATION) SAID IRON PIPE BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE NORTH 48°02'09" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 388.19 FEET TO A 1/2" IRON PIPE (NO IDENTIFICATION); THENCE NORTH 23°24'33" EAST, CONTINUING ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 361.54 FEET TO A SET 5/8" REBAR AND CAP (STAMPED: LB 5075); THENCE DEPARTING SAID WESTERLY BOUNDARY LINE, SOUTH 80°46'13" EAST, A DISTANCE OF 265.18 FEET TO A SET 4"X4" CONCRETE MONUMENT (STAMPED: LB 5075); THENCE SOUTH 16°46'17" WEST, A DISTANCE OF 330.83 FEET TO A SET 5/8" REBAR AND CAP (STAMPED: LB 5075); THENCE SOUTH 09°09'17" WEST, A DISTANCE OF 276.99 FEET TO A SET 4"X4" CONCRETE MONUMENT (STAMPED: LB 5075); THENCE NORTH 85°43'46" WEST, A DISTANCE OF 556.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.000 ACRES, MORE OR LESS.

TOGETHER WITH AND INCLUDING ALL MINERAL RIGHTS AND INTERESTS PERTAINING THERETO.

EXHIBIT "B"
PERMITTED EXCEPTIONS

1. General or special taxes and assessments for the year 2020 and subsequent years;
2. Terms and conditions set forth in Grant of Easement from Grantor to Grantee herein to be recorded simultaneously with this Special Warranty Deed;
3. Grant of Easement from Peters Creek, LLP, a Florida limited liability partnership, to Clay County Utility Authority recorded in O.R. Book 3805, page 1949, public records of Clay County, Florida (affects a portion of Easement B-Parcel 3 of the Grant of Easement granted simultaneously with this deed providing ingress and egress to parcel described in Exhibit "A");
4. Perpetual passageway reserved by A.C. Lee over a portion of Section 23 as set forth in Deed Book 110, page 470, public records of Clay County, Florida (affects a portion of Easement B-Parcel 3 of the Grant of Easement granted simultaneously with this deed);
5. Easement for an electric power line granted City of Jacksonville as set forth in Deed Book 110, page 470, public records of Clay County, Florida; and, easement for construction, operation and maintenance of an electric transmission line as set forth in Assignment and Conveyance of Easements and Conveyance of Facilities from Jacksonville Electric Authority to Clay Electric Cooperative, Inc. recorded October 14, 1983 in O.R. Book 756, page 400, public records of Clay County, Florida.
6. Survey prepared by CMH Professional Consultants bearing project no. 18-0670, dated March 26, 2020, shows fencing up to 5.9 feet inside the westerly boundary line of the parcel conveyed by this deed, and running inside and across Easement A-Parcel 2 and Easement C-Parcel 4 of the Grant of Easement granted simultaneously with this deed.

Legal Description
Clay County Utility Authority
Parcel No. 26-05-25-014455-005-00

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