

PREPARED BY AND RETURN TO:
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Driver, McAfee, Hawthorne & Diebenow, PLLC
One Independent Drive, Suite 1200
Jacksonville, Florida 32202

Parcel Number 02-05-25-008874-000-00

QUITCLAIM DEED

This QUITCLAIM DEED is made and entered into as of this 8th day of October, 2024, by and between the following as GRANTOR and GRANTEE, respectively:

GRANTOR:

CLAY COUNTY, FLORIDA, a political
subdivision of the State of Florida
P.O. Box 1366
Green Cove Springs, Florida 32043

GRANTEE:

FLEMING INDUSTRIAL PARK, LLC, a
Florida limited liability company
1635 Eagle Harbor Parkway
Fleming Island, Florida 32003

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does remise, release and quitclaim unto GRANTEE, its heirs, successors and assigns forever, any and all interest held by Grantor in oil, gas and other minerals and in royalties and overriding royalties in oil, gas and other minerals, and all interests in products attributable thereto, that GRANTOR may have in the following described lands, situate, lying and being in Clay County, Florida, described in Exhibit A attached hereto and made a part hereof (the "Property").

TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

[remainder of page intentionally left blank; 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 the presence of:

Witness #1:

Print Name: _____

Address: _____

Witness #2:

Print Name: _____

Address: _____

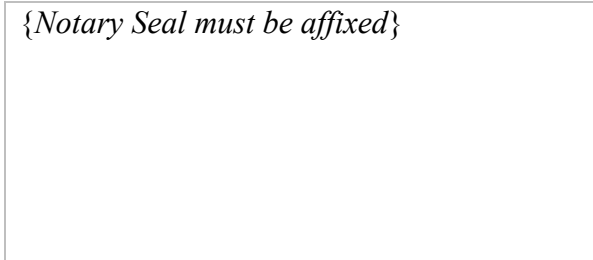
ATTEST:

Tara S. Green
Clay County Clerk of Court and Comptroller
Ex Officio Clerk to the Board

**STATE OF FLORIDA
COUNTY OF CLAY**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2024, by Jim Renninger, as the Chairman of the Board of County Commissioners of **CLAY COUNTY**, a political subdivision of the State of Florida, on behalf of the political subdivision. Such person is personally known to me or has produced _____ as identification.

{Notary Seal must be affixed}



GRANTOR:

CLAY COUNTY, a political subdivision of
the State of Florida

By: Board of County Commissioners

By: _____
Jim Renninger, its Chairman

Signature of Notary Public

Print Name: _____

Notary Public, State and County aforesaid

Commission No.: _____

My Commission Expires: _____

EXHIBIT A

Legal Description of the Property

A PORTION OF GOVERNMENT LOT 1, SECTION 2, TOWNSHIP 5 SOUTH, RANGE 25 EAST, CLAY COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1013, PAGE 470 OF THE PUBLIC RECORDS OF CLAY COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 2, AFOREMENTIONED; THENCE SOUTH 01°30'16" EAST, ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 26.00 FEET TO A POINT ON THE FORMER SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 220 (FORMERLY STATE ROAD 220) (BEING A VARIABLE WIDTH RIGHT OF WAY); THENCE SOUTH 89°16'38" WEST, ALONG LAST SAID LINE (SAID LINE ALSO BEING THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1013, PAGE 470, OF SAID PUBLIC RECORDS) A DISTANCE OF 973.28 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 01°16'39" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 21.50 FEET TO A POINT ON THE CURRENT SOUTHERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 220 AND THE POINT OF BEGINNING; THENCE NORTH 89°16'38" EAST, ALONG LAST SAID RIGHT OF WAY LINE, A DISTANCE OF 171.89 FEET TO A POINT OF CUSP OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE, AN ARC DISTANCE OF 39.26 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°17'13" WEST, 35.35 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 00°42'12" EAST, A DISTANCE OF 38.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 180.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE. AN ARC DISTANCE OF 95.67 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°55'47" EAST, 94.55 FEET) TO THE POINT OF TANGENCY; THENCE SOUTH 31°09'22" EAST, A DISTANCE 128.33 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 240.00 FEET; THENCE SOUTHERLY ALONG SAID CURVE AN ARC DISTANCE OF 198.16 FEET (SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°30'08" EAST, 192.58 FEET) TO A POINT OF CUSP LYING ON THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4020, PAGE 922 OF SAID PUBLIC RECORDS; THENCE NORTH 30°56'26" WEST ALONG LAST SAID LINE, A DISTANCE OF 104.81 FEET TO THE MOST NORTHERLY CORNER OF LAST SAID LANDS; THENCE SOUTH 59°01'51" WEST ALONG THE NORTHWESTERLY LINE OF LAST SAID LANDS, A DISTANCE OF 233.81 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1013, PAGE 470; THENCE NORTH 01°16'39" WEST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 483.92 FEET TO A POINT ON THE CURRENT RIGHT OF WAY LINE OF COUNTY ROAD 220, AFOREMENTIONED AND THE POINT OF BEGINNING.