

This instrument prepared by:
Clay County Attorney
Post Office Box 1366
Green Cove Springs, Florida 32043

RECORD AND RETURN TO:
Fleming Industrial Park, LLC
1635 Eagle Harbor Parkway
Fleming Island, FL 32003

[Reserved for Recording Department]

STATUTORY DEED BY CLAY COUNTY

THIS DEED, made as of the 14th day of AUGUST, 2018, by **CLAY COUNTY, FLORIDA**, a political subdivision of the State of Florida, Post Office Box 1366, Green Cove Springs, Florida, 32043, (the County), and **FLEMING INDUSTRIAL PARK, LLC**, 1635 Eagle Harbor Parkway, Fleming Island, FL 32003, (FIP LLC).

WITNESSETH

that the County, for and in consideration of the sum of \$10.00 and other valuable considerations to it in hand paid by FIP LLC, receipt whereof is hereby acknowledged, has granted, bargained and sold to FIP LLC, its successors and assigns forever, the following described land lying and being in Clay County, Florida:

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;**

The effect of this deed is to grant, bargain and sell only such interest of the County, if any, in the property described above, and shall not be deemed to warrant the title, or to represent any state of facts concerning the same. The property described above is being conveyed "AS IS" with no warranty, representation, or opinion as to the property's condition, including any past use, any environmental assessment, or suitability for development, or the boundaries of said property.

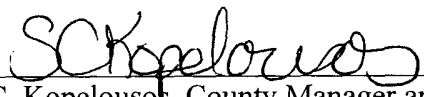
This deed is to be regarded as a statutory deed under the provisions of Section 125.411, Florida Statutes (2018).

IN WITNESS WHEREOF the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the date and year aforesaid.

CLAY COUNTY, a political subdivision of the State of Florida, by and through its Board of County Commissioners

By: 
Gavin Rollins, Its Chairman

ATTEST:


S. C. Kopelousos, County Manager and Clerk
Clerk of the Board of County Commissioners