

This instrument prepared by:

Parcel ID#:

Nassau County Planning Dept  
2025 JAN 2 PM 2:47

### QUIT CLAIM DEED

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, between Michael R. Perry and Donna W. Perry, party of the first part, and Daniel J. Perry party of the second part.

**WITNESSETH:** That said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Nassau, State of Florida, to-wit:

#### **LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

**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.**

#### **Covenants and Restrictions**

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 within 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.

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, equity and claim whatsoever for the said first party, either in law or equity, to the only property use, benefit and behoof of the said second party forever.

**IN WITNESS WHEREOF**, the said party of the first part has signed and sealed these presents the day and year aforesaid.

Signed, sealed, and delivered in the presence of:

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
GRANTOR

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address of Witness

\_\_\_\_\_  
Witness Signature

\_\_\_\_\_  
GRANTOR

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address of Witness

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of \_\_physical presence or \_\_online notarization this \_\_\_\_ day of \_\_\_\_\_, 20\_\_, by \_\_\_\_\_, and who is personally known to me or who has produced \_\_\_\_\_ as identification and who did/did not take an oath.

\_\_\_\_\_  
Signature of Notary Public-State of Florida

Printed Name: \_\_\_\_\_

Commission No.: \_\_\_\_\_

My Commission expires: \_\_\_\_\_

## LEGAL DESCRIPTION

### Exhibit "A"

A parcel of land lying within and being a part of the Margaret O'Neil Grant, Section 46, Township 3 North, Range 28 East, Nassau County, Florida and being more particularly as follows:

For a Point of Reference, commence at the Southeast corner of lot 1, Lanceford Creek Plantation recorded in Plat Book 5, Pages 110 and 111, according to the public records of Nassau County, Florida, said point also being on the Westerly right of way line of Barnwell Road extension (A 60' right of way); thence run South 84 degrees 19 minutes 50 seconds East, a distance of 30 feet to a point on the centerline of right of way of said Barnwell Road extension; thence run South 11 degrees 20 minutes 20 seconds West, a distance of 474.34 feet; thence run South 11 degrees 20 minutes 20 seconds West, a distance of 1612.00 feet; thence run South 09 degrees 32 minutes 30 seconds West, a distance of 474.34 feet; thence run South 79 degrees 03 minutes 24 seconds West, a distance of 32.03 feet to the Westerly right of way of said Barnwell Road; thence continue South 79 degrees 03 minutes 24 seconds West, a distance of 194.19 feet to the Point of beginning; thence from the Point of Beginning thus described, continue run South 79 degrees 03 minutes 24 seconds West, a distance of 249.6 feet; *thence run South 9 degrees 32 minutes 30 seconds West, a distance of 138.43; thence run North 77 degrees 54 minutes 59 seconds East, a distance of 267.2 feet; thence run 9 degrees 32 minutes 30 seconds East to the Point of Beginning. This lands thus described contains 0.805 acres more or less.*

Together with a 30-foot easement for ingress and egress and utility purposes being a strip of land lying within and being a part of the Margaret O'Neil Grant, Section 46, Township 3 North, Range 28 East, Nassau County, Florida and being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of lot 1, Lanceford Creek Plantation recorded in Plat Book 5, pages 110 and 111, according to public records of Nassau County, Florida, said point also being on the Westerly right of way line of Barnwell Road extension (A 60' right of way); thence run South 84 degrees 19 minutes 50 seconds East, a distance of 30 feet to a point on the center line of right of way of said Barnwell Road extension; thence run South 11 degrees 20 minutes 20 seconds West, a distance of 1612.00 feet; thence run south 09 degrees 32 minutes 30 seconds West, a distance of 592.60 feet; thence run South 79 degrees 03 minutes 24 seconds West, a distance of 32.03 feet to the Westerly right of way of said Barnwell Road being the Point of Beginning: thence from the Point of Beginning run South 09 degrees 32 minutes 30 seconds West, a distance of 32.27 feet. Along said Westerly right of way; thence run South 77 degrees 54 minutes 59 seconds West, a distance of **480.07** feet; thence run North 12 degrees 05 minutes 01 seconds West, a distance of 30.00 feet; thence run North 77 degrees 54 minutes 59 seconds East, a distance of **491.96** feet to the Point of Beginning, thus containing 0.25 acres, more or less.

Note: Description depicted in italics is a close approximation. The actual survey for Daniel Perry has not yet commenced.

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