

This instrument prepared by:

Parcel ID#:

QUIT CLAIM DEED

THIS INDENTURE, made this _____ day of _____, 20__,
between _____, party of the first part, and _____
_____ 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 or 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: _____

Exhibit "A"

A PORTION OF LOT 1231, AND A PORTION OF 29TH STREET SECTION 15, TOWNSHIP 1 NORTH, RANGE 24 EAST, PLAT OF CRAWFORD AS FILED IN THE OFFICE OF THE CLERK OF CIRCUIT COURT OF NASSAU COUNTY, FLORIDA ON FEBRUARY 16TH, 1909, OF THE PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15 SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 1198; THENCE SOUTH 00°27'50"WEST, ALONG THE WEST LINE OF SAID SECTION 15, 2610.52 FEET TO THE NORTHWEST CORNER OF LOT 1230; THENCE CONTINUE SOUTH 00°29'19"EAST, ALONG THE WEST LINE OF SAID SECTION 15, 316.16 FEET; THENCE CONTINUE SOUTH 00°29'19"EAST, ALONG SAID WEST LINE OF SECTION 15, 336.52 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1230; THENCE NORTH 88°59'30"EAST, ALONG THE SOUTH LINE OF LOTS 1230 AND 1231, 1352.54 FEET TO THE SOUTHEAST CORNER OF LOT 1231 SAID POINT BEING THE CENTER LINE OF WELCH ROAD (29TH STREET); THENCE NORTH 00°17'04"EAST, ALONG THE EAST LINE OF SAID LOT 1231, AND THE CENTER LINE OF WELCH ROAD (29TH STREET) 166.49 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°17'04"EAST, ALONG SAID CENTER LINE AND THE EAST LINE OF LOT 1231, 150.00 FEET; THENCE NORTH 89°18'42"WEST, 290.41 FEET; THENCE SOUTH 00°17'04"WEST, 150.00 FEET; THENCE SOUTH 89°18'42"EAST, 290.41 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 1.00 ACRES MORE OR LESS.

TOGETHER WITH AND SUBJECT TO A 60.00 FOOT EASEMENT FOR INGRESS, EGRESS AND UTILITIES.