

**PREPARED BY AND RETURN TO:**

G. Alan Howard, Esq.  
Milam Howard Nicandri & Gillam, P.A.  
14 East Bay Street  
Jacksonville, FL 32202

R.E. Nos.: 14-2N-28-0000-0006-0000; 00-00-30-0460-000A-0010; and  
00-00-30-0460-000A-0061  
Purchase Price: \$3,000,000.00

**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED made this 31<sup>st</sup> day of January, 2025, by **MPS Properties, LLC**, a Georgia limited liability company, whose address is 1510 Woodmen Road, P. O. Box 2259, Moultrie, Georgia 31776-2259 (the "Grantor"), in favor of **Esquire Trustee Service, LLC**, a Florida limited liability company, as Trustee of the Ocean Gardens Amelia Land Trust, with full power and authority to protect, conserve, sell, lease, encumber or otherwise manage or dispose of the real property, whose address is 1919 Blanding Blvd, Jacksonville, Florida 32210 ("Grantee").

(Whenever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees.)

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, by these presents do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, and Grantee's successors and assigns forever, the parcel of land being more particularly described on **Exhibit A** attached hereto, situate, lying and being in **Nassau County, Florida**, to wit:

Subject to all easements, covenants, restrictions and reservations of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining, all of which is not homestead property of the Grantor.

To have and to hold the same, in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024, governmental building, zoning and land use regulations and easements and restrictions of record, and matters of record in the public records of Nassau County, Florida.

***SIGNATURE PAGE FOLLOWS***

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first written above.

**WITNESSES:**

**GRANTOR:**

[Signature]  
Print Name: Jessica Markakis  
Address: 9910 Corona Dr 2403  
Fernandina Beach FL 32034

**MPS Properties, LLC**, a Georgia limited liability company

By: [Signature]  
John T. Swinson, Manager

[Signature]  
Print Name: Taylor Cook  
Address: 16385 Nassau Lakes  
Circle

STATE OF FLORIDA

COUNTY OF Nassau

The foregoing instrument was acknowledged before me on this 30 day of January, 2025, by **John T. Swinson**, Manager of **MPS Properties, LLC**, a Georgia limited liability company, who  physically appeared in person or  who appeared before me by using audio-visual technology, and who is  personally known to me or  who produced \_\_\_\_\_ as identification.

[SEAL]

Crystal Craig  
Print Name: Crystal Craig  
Notary Public, State of FL  
Commission No.: HH298233  
My Commission Expires: Oct: 8, 2026



**EXHIBIT A  
LEGAL DESCRIPTION**

ALL THAT CERTAIN PIECE OR PARCEL OF LAND, LYING AND BEING A PORTION OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND BEING PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 618, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 14, AND THE EASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 105 AND A-1-A, THENCE SOUTHERLY ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2964.79 FEET AND A TOTAL CENTRAL ANGLE OF 08 DEGREES 38 MINUTES 29 SECONDS, A DISTANCE OF 447.15 FEET TO AN IRON AND THE POINT OF BEGINNING; THENCE NORTH 84 DEGREES 59 MINUTES 59 SECONDS EAST, ALONG THE CENTERLINE OF MAXINE STREET; (HAVING A 50 FOOT RIGHT-OF-WAY) AS SHOWN ON A PLAT RECORDED IN PLAT BOOK 2, PAGE 63, PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA, A DISTANCE OF 694.49 FEET TO AN IRON; THENCE SOUTH 00 DEGREES 59 MINUTES 19 SECONDS EAST, A DISTANCE OF 149.47 FEET TO AN IRON ON THE NORTHERLY RIGHT-OF-WAY OF AN EXISTING COUNTY GRADED ROAD (HAVING NO DEFINITE RIGHT-OF-WAY); THENCE SOUTH 85 DEGREES 01 MINUTES 41 SECONDS WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY A DISTANCE OF 692.12 FEET TO AN IRON ON THE EASTERLY RIGHT-OF-WAY OF STATE ROAD NO. 105 AND A-1-A; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 2964.79 FEET AND A TOTAL CENTRAL ANGLE OF 02 DEGREES 52 MINUTES 47 SECONDS, A DISTANCE OF 149.01 FEET TO THE POINT OF BEGINNING.

And

ALL LOTS 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 AND 14, BLOCK "A" TOGETHER WITH A PORTION OF LOT 1, BLOCK "A", OCEAN GARDENS SUBDIVISION, AS RECORDED IN PLAT BOOK 2, PAGE 63, OF THE PUBLIC RECORDS OF NASSAU COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHERLY LINE OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 28 EAST, NASSAU COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY OF STATE ROAD 105 (A-1-A); THENCE SOUTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND THE ARC OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2914.79 FEET, AN ARC DISTANCE OF 296.90 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°-11'-46" EAST, 296.77 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2914.79 FEET AN ARC DISTANCE OF 124.01 FEET (SAID ARC HAVING A CHORD BEARING AND DISTANCE OF SOUTH 05°-08'-17" EAST, 124.00 FEET) TO A POINT LOCATED ON THE SOUTHERLY LINE OF SAID LOT 1 SAID POINT ALSO BEING ON THE NORTHERLY LINE OF MAXINE STREET (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 85°-01'-36" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF MAXINE STREET, A DISTANCE OF 231.57 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 85 DEGREES 00 MINUTES 23 SECONDS EAST CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 445.46 FEET TO THE SOUTHEAST CORNER OF LOT 14, AFOREMENTIONED. SAID POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF MAXINE STREET, AFOREMENTIONED, WITH THE WESTERLY RIGHT-OF-WAY LINE OF REGINA STREET (A 50 FOOT RIGHT-OF-WAY); THENCE NORTH 00 DEGREES 07 MINUTES 41 SECONDS WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 124.72 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SOUTH 84°-58'-53" WEST ALONG THE NORTHERLY LINE OF SAID OCEAN GARDENS SUBDIVISION, A DISTANCE OF 445.41 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE SOUTH 84 DEGREES 59 MINUTES 43 SECONDS WEST CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 242.51 FEET TO THE POINT OF BEGINNING.

*Exhibit A to Special Warranty Deed*