

LEGAL DESCRIPTION

Rec Exp \$35.50
Doc Stamp \$10,500

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:
W. Robinson Frazier, Esquire
1515 Riverside Avenue, Suite A
Jacksonville, Florida 32204
(904) 353-5616

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made the 28th day of February, A.D. 2017 by Sharon Elizabeth Jones, individually and as surviving trustee of both the Wesley B. Murray Revocable Trust UAD 04-06-05 and the Ernestine L. Murray Revocable Trust UAD 04-06-05, hereinafter called the grantor, whose post office address is 10719 Bolyard Drive, Jacksonville, Florida 32218, to Duval Investment Group LLC, a Wyoming limited liability company, whose post office address is Post Office Box 22547, St. Simons Island, Georgia 31522, hereinafter called the grantee.

(Wherever used herein the terms "grantor" and "grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH: That the grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Duval County, Florida, the property appraiser's identification number of which is 044246-1000 and 044246-0000, viz:

THE NORTH THIRTEEN HUNDRED TWENTY-FIVE (1325) FEET OF LOT EIGHT (8), SUBDIVISION OF JOHN BROWARD GRANT, SECTION FORTY-NINE (49), TOWNSHIP ONE (1) SOUTH, RANGE TWENTY-SIX (26) EAST; SAID PARCEL BEING PARCEL #2 OF SAID LOT EIGHT (8) PARTITIONED TO MONTGOMERY C. BROWARD BY DECREE OF CIRCUIT COURT FOR DUVAL COUNTY, FLORIDA, RECORDED IN CHANCERY ORDER BOOK 115, PAGE 282 TO 299, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LESS AND EXCEPT THE REAL PROPERTY DESCRIBED IN THE INSTRUMENTS RECORDED AT O.R. BOOK 3721, PAGE 391, O.R. BOOK 6025, PAGE 1576, AND O.R. BOOK 6025, PAGE 1577, ALL OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA AND ANY AND ALL RIGHT OF WAYS.

ALSO BEING DESCRIBED AS FOLLOWS:

June 19, 2017

Exhibit 1
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EAST PARCEL

BEING A PART OF LOT 8, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, PARKER PLACE, AS RECORDED IN PLAT BOOK 57, PAGES 67 THROUGH 67J, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°36'48" WEST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 590.76 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (COUNTY ROAD 71, A 66' RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 38°05'38" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 438.42 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 988.29 FEET; THENCE NORTHEASTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.38 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 32°03'12" EAST AND A CHORD DISTANCE OF 208.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 26°00'47" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 450.24 FEET TO A POINT ON THE WEST LINE OF SAID PARKER PLACE; THENCE SOUTH 00°46'12" EAST, ALONG SAID WEST LINE, A DISTANCE OF 911.74 FEET TO THE POINT OF BEGINNING.

AND

WEST PARCEL

BEING A PART OF LOT 8, SUBDIVISION OF THE JOHN BROWARD GRANT, SECTION 49, TOWNSHIP 1 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 1, PAGE 8 OF THE FORMER PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, PARKER PLACE, AS RECORDED IN PLAT BOOK 57, PAGES 67 THROUGH 67J, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88°36'48" WEST ALONG SAID SUBDIVISION LINE, A DISTANCE OF 590.76 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD (COUNTY ROAD 71, A 66 FOOT PUBLIC RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 88°36'48" WEST, A DISTANCE OF 85.51 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID DUVAL ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°36'48" WEST, DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1083.86 FEET; THENCE SOUTH 77°56'23" WEST, A DISTANCE OF 238.41 FEET TO A POINT ON THE EAST LINE OF

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VICTORIA PRESERVE PHASE 1, AS RECORDED IN PLAT BOOK 59, PAGES 130 THROUGH 135, INCLUSIVE, OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE NORTH 00°51'49" WEST, ALONG SAID EAST LINE, A DISTANCE OF 979.43 FEET TO THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3721, PAGE 391 OF AFORESAID CURRENT PUBLIC RECORDS; THENCE NORTH 89°29'31" EAST, DEPARTING SAID EAST LINE, A DISTANCE OF 626.13 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 6025, PAGE 1577 OF AFORESAID CURRENT PUBLIC RECORDS; THENCE NORTH 01°00'08" WEST, A DISTANCE OF 313.07 FEET TO THE NORTHEAST CORNER OF SAID LANDS, SAID POINT ALSO LYING ON THE SOUTH RIGHT-OF-WAY LINE OF ARMSDALE ROAD (COUNTY ROAD 582, A 60 FOOT PUBLIC RIGHT-OF-WAY, AS NOW ESTABLISHED); THENCE NORTH 89°29'31" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 1370.58 FEET TO THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7903, PAGE 1769 OF AFORESAID CURRENT PUBLIC RECORDS; THENCE SOUTH 00°46'12" EAST, A DISTANCE OF 159.54 FEET TO THE MOST SOUTHERLY CORNER OF SAID LANDS, AND A POINT ON AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF DUVAL ROAD; THENCE SOUTH 26°00'47" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 581.00 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, AND HAVING A RADIUS OF 922.29 FEET; THENCE SOUTHWESTERLY CONTINUING ALONG SAID RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 194.47 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 32°03'12" WEST AND A CHORD DISTANCE OF 194.11 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°05'38" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 492.79 FEET TO THE POINT OF BEGINNING.

The Grantor herein expressly warrants that the above described property is not the Grantor's homestead property under the Constitution and laws of the State of Florida.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except

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easements, covenants and restrictions of record and ad valorem taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

W. Robinson Frazier
W. Robinson Frazier

Sharon Elizabeth Jones
Sharon Elizabeth Jones, individually and as surviving trustee of both the Wesley B. Murray Revocable Trust UAD 04-06-05 and the Ernestine L. Murray Revocable Trust UAD 04-06-05

Elizabeth R. Collins
Elizabeth R. Collins

Witnesses

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 28th day of February, 2017, by SHARON ELIZABETH JONES, in her individual capacity and as surviving trustee of both the Wesley B. Murray Revocable Trust UAD 04-06-05 and the Ernestine L. Murray Revocable Trust UAD 04-06-05, who is personally known to me.

Elizabeth R. Collins
Elizabeth R. Collins
State of Florida at Large (Seal)
My Commission Expires:

