

## LEGAL DESCRIPTION

November 5, 2023

Parcel A:

LOT 1 AND THE WESTERLY 22 FEET OF LOT 2, EXCEPT THE NORTH 100 FEET OF THE EASTERLY 50 FEET, BLOCK 5, PERMENTER'S POINT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 22 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, ALSO DESCRIBED AS THE EASTERLY 122 FEET OF THE WESTERLY 1749.3 FEET LESS THE NORTHERLY 100 FEET OF THE EASTERLY 50 FEET THEREOF, TRACT 1 PERMENTER'S POINT NO. 2, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 14, PAGE 33, CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.

A/K/A: 0 W Moncrief Rd., Jacksonville, FL 32219 / Parcel # 003284-0000

Parcel B:

THE EASTERLY 77.6 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4, BLOCK 5, PERMENTERS POINT, PLAT BOOK 9, PAGE 22, CURRENT PUBLIC RECORDS, ALSO DESCRIBED AS TRACT 1 OF PERMENTER'S POINT NO.2, EXCEPT THE WESTERLY 1749.30 FEET THEREOF, PLAT BOOK 14, PAGE 33 CURRENT PUBLIC RECORDS, EXCEPT PART OF LOT 2 CONVEYED 9-13-1954 TO WILLIAM F. GRAYSON.

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