

Exhibit 1
Legal Description

November 4, 2025

PROPERTY APPRAISER'S PARCEL ID 105724-0000

PART OF LOT 8, SECTION 13, TOWNSHIP 4 SOUTH, RANGE 26 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT AN IRON PIPE AT THE INTERSECTION OF THE EAST LINE OF CREIGHTON GRANT AND THE SOUTH RIGHT OF WAY LINE OF ORANGE PICKER ROAD; THENCE SOUTH 20° 00' 00" EAST 583 FEET ON THE EAST LINE OF CREIGHTON GRANT; THENCE NORTH 80° 00' 00" EAST, 137 FEET TO THE POINT OF BEGINNING; THENCE NORTH 80° 00' 00" EAST 137.00 FEET; THENCE SOUTH 16° 00' 00" EAST 659.6 FEET TO AN IRON ON THE NORTH RIGHT-OF-WAY LINE OF BRADY ROAD, THENCE NORTH 64° 00' 00" WEST 154.5 FEET, ON THE NORTH RIGHT-OF-WAY LINE OF BRADY ROAD; THENCE NORTH 18° 00' 00" WEST 561.3 FEET TO THE POINT OF BEGINNING.

PROPERTY APPRAISER'S PARCEL ID 105725-0000

A PART OF GOVERNMENT LOT EIGHT (8), SECTION THIRTEEN (13), TOWNSHIP FOUR (4) SOUTH, RANGE 26 EAST DUVAL COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT AN IRON IN THE EASTERLY LINE OF THE CREIGHTON GRANT THAT IS DESCRIBED AS BEING 583.0 FEET SOUTHERLY OF ORANGE PICKERS ROAD BY DEED BOOK 1752, PAGE 418; THENCE ALONG THE SAID EASTERLY LINE OF THE CREIGHTON GRANT, SOUTH 20 DEGREES, 59 MINUTES, 20 SECONDS EAST, 474.98 FEET TO AN IRON IN THE NORTHERLY LINE OF BRADY ROAD; THENCE SOUTH 64 DEGREES, 19 MINUTES, 30 SECONDS EAST, 154.5 FEET TO AN IRON IN THE NORTHERLY LINE OF SAID BRADY ROAD; THENCE NORTH 18 DEGREES, 04 MINUTES, 49 SECONDS WEST, 562.38 FEET TO AN IRON; THENCE SOUTH 79 DEGREES, 49 MINUTES, 30 SECONDS WEST, 137.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MANUFACTURED HOME, MORE PARTICULARLY DESCRIBED AS A FLWD, BEARING IDENTIFICATION NUMBER FLFLV79A12919HE21, PERMANENTLY AFFIXED THERETO.