

EXHIBIT 1

LEGAL DESCRIPTION

September 10, 2023

LOT 16 OF NORMANDY ACRES, UNIT 7, AND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 24 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF YELLOW WATER ROAD AND THE NORTHWEST LINE OF NORMANDY BOULEVARD, THENCE NORTH 0 DEGREES 27 MINUTES WEST ALONG SAID WESTERLY LINE OF YELLOW WATER ROAD, 654.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 59 DEGREES 42 MINUTES WEST 629.27 FEET; THENCE SOUTH 0 DEGREES 27 MINUTES EAST 155.0 FEET; THENCE SOUTH 55 DEGREES 01 MINUTE 10 SECONDS EAST 663.89 FEET; THENCE NORTH 0 DEGREES 27 MINUTES WEST, 218.0 FEET TO THE POINT OF BEGINNING.