

# Legal Description

July 27, 2023

A part of lot 8, J.A. Pickett's Subdivision, of a part of the Sibbald grant. Section 39. Township 1 South, Range 26 East, Duval County, Florida and Lot 11, Lake Forest Section 3-B, as recorded in Plat Book 20. Page 93, of the current public records of Duval County, Florida; as described in official records book 3221, page 232, and re-recorded in official Records Book 3223 Page 38, together with property described in Official Records Book 3239, Page 943 and Official Records Book 3239, Page 945, all of the Public Records of Duval County, Florida. Less and except portions conveyed in warranty deed recorded in Official Records Book 3239, Page 946, all of the public records of Duval County, Florida.