

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**August 11, 2022**

4457 Beverly Avenue, RE# 069244-0000

LOT 13 ½, BLOCK 26, ST JOHNS PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 4, PAGE 33 REVISED IN PLAT BOOK 6, PAGE 22, IN THE PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA.