

LEGAL DESCRIPTION

August 2, 2024

Parcel 1

A tract of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 of SE 1/4) of Section 30, Township 3 South, Range 26 East, Duval County, Florida, more particularly described as follows: For point of reference, commence at an iron pipe located at the Northeast Corner of the SouthWest Quarter (SW 1/4) of the Southeast one Quarter (SE 1/4) and run South 89 degrees 50' West along the North line of said Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4)) a distance of 824.70 feet to a point; run thence South Zero degrees, 3' 30" East a distance of 7.5 feet to an iron pipe for the Point of Beginning. From the point of beginning thus described, continue South Zero degrees, 3', 30" E a distance of 162.50 feet to a point, thence run North 89 degrees 50' E a distance of 169 feet more or less to a point; run thence in a Northerly direction a distance of approximately 160 feet more or less to a point 7.5 feet South of the Northerly line of the Southwest Quarter of the Southeast Quarter; run thence South 89 degrees 50' West a distance of 160.89 feet to the point of beginning.

Parcel 2

A tract of land lying in the SW 1/4 of the SE 1/4 of Section 30, Township 3 South, Range 26 East, Duval County, Florida, more particularly described as follows: For point of reference, commence at an iron pipe located at the NE corner of the SW 1/4 of the SE 1/4 and run South 89 degrees 50' West along the North line of said SW 1/4 of the SE 1/4, a distance of 824.70 feet to a point; run thence South 0 degrees 03' 30" East, a distance of 7.5 feet to an iron pipe for a point of beginning. From the point of beginning, thus described, continue South 03 degrees 03' 30" East, a distance of 325 feet to an iron pipe; thence run North 89 degrees 50' East, a distance of 177.67 feet to a point; run thence in a Northerly direction, a distance of approximately 320 feet to a point 7.5 feet, South of the Northerly line of the SW 1/4 of the SE 1/4; run thence South 89 degrees 50' West, a distance of 160.89 feet to the point of beginning. Less and except any part in Official Records Book 2523, page 185.