

EXHIBIT 1

Legal Description

Dated May 22, 2023

THAT CERTAIN PIECE, OR TRACT OF LAND SITUATE, LYING AND BEING IN THE CITY OF JACKSONVILLE, COUNTY OF DUVAL AND STATE OF FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 1 SOUTH, RANGE 25 EAST, EXCEPT ANY PART WHICH LIES WITHIN THE RIGHT OF WAY OF JONES ROAD; AND EXCEPT 100 FEET SQUARE IN THE NORTHEAST CORNER OF THE AFORESAID PROPERTY, WHICH SAID 100 FEET LIES 100 FEET ON JONES ROAD AND 100 FEET NORTH AND SOUTH ALONG THE EAST LINE OF AFORESAID PROPERTY, A/K/A 9412 JONES ROAD, JACKSONVILLE, FLORIDA 32219.

REAL ESTATE TAX I.D. NO. 003373-0010
ADDRESS: 4924 JONES ROAD, JACKSONVILLE, FLORIDA 32219

JENKINS _ 003373 0010

EXHIBIT 1

Legal Description

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

CHARLES ELLISON _ 003369 0030

EXHIBIT 1

Legal Description

The South Six Hundred (600) Feet of the North Six Hundred and Forty (640) Feet of the East One Hundred and Twenty-Five (125) Feet of the West Two Hundred and Five (205) Feet of the East 1/4 of the Northwest 1/4 of the Northwest 1/4 of Section Thirty-Three (33), Township 1 South, Range 25 East, Duval County, Florida.

BRUCE ELLISON _ 003369 0010

EXHIBIT 1

Legal Description

The East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, City of Jacksonville, Duval County, Florida.

LESS AND EXCEPT: The Northerly 40 feet thereof, for right of way purposes for Jones Road.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 17526, Page 2238, as re-recorded in O.R. Book 17635, Page 1012, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the West 80 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

FURTHER LESS AND EXCEPT those lands described in Quitclaim Deed recorded in O.R. Book 14287, Page 1867, Public Records of Duval County, Florida, said lands being described as:

The South 600 feet of the North 640 feet of the East 125 feet of the West 205 feet of the East 1/4 of the NW 1/4 of the NW 1/4 of Section 33, Township 1 South, Range 25 East, Duval County, Florida.

Together with and including a Doublewide Mobile Home with Identification Numbers GAFL2AE313432218 and GAFL2BE31343217

LAFAVOR_ 003369 0020