

**EXHIBIT 1**

**LEGAL DESCRIPTION**

**September 4, 2024**

A PART OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 25 EAST, DUVAL COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SECTION 22; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DUE NORTH) ALONG THE EASTERLY BOUNDARY OF SAID SECTION 22, A DISTANCE OF 877.73 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST (DUE NORTH), ALONG SAID BOUNDARY LINE, A DISTANCE OF 585.27 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST (DUE WEST), A DISTANCE OF 164.78 FEET TO THE EASTERLY RIGHT OF WAY LINE OF UTSEY ROAD, (A 60.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS EAST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID UTSEY ROAD, A DISTANCE OF 151.10 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 30 SECONDS WEST ALONG THE RIGHT OF WAY LINE OF SAID UTSEY ROAD, A DISTANCE OF 434.18 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST (DUE EAST), A DISTANCE OF 166.06 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN RETIRED MOBILE HOME LOCATED THEREON AS A PERMANENT FIXTURE AND AN APPURTENANCE THERETO, VIN NUMBERS GAFL535A91404AV21 & GAFL535B91404A V21, AS RECORDED IN MOBILE HOME AFFIXATION AFFIDAVIT, OFFICIAL RECORDS BOOK 15609 PAGE 118, OF THE OFFICIAL RECORDS OF DUVAL COUNTY, FLORIDA.

**TOGETHER WITH:**

THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 25 EAST (EXCEPT PART RECORDED IN OFFICIAL RECORDS VOLUME 2750, PAGE 193 AND FURTHER EXCEPTING ANY PART LYING IN ANY ROAD RIGHT-OF-WAY) CURRENT PUBUC RECORDS OF DUVAL COUNTY, FLORIDA

EXCEPTION PARCEL (OFFICIAL RECORDS VOLUME 2750, PAGE 193)

EXCEPTING, HOWEVER, THEREFROM THAT PORTION OF THE SOUTHWEST ONE-QUARTER (SW1/4) OF THE SOUTHWEST ONE-QUARTER (SW ¼) OF SECTION TWENTY-THREE (23), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR THE POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MONCRIEF ROAD, AS NOW ESTABLISHED AS A SIXTY (60) FOOT RIGHT OF WAY, WITH THE WESTERLY LINE OF SAID SECTION TWENTY-THREE (23), TOWNSHIP ONE (1) SOUTH, RANGE TWENTY-FIVE (25) EAST; THENCE RUN NORTH ZERO (0) DEGREES, ZERO-THREE (03) MINUTES, THIRTY-THREE (33) SECONDS EAST ALONG SAID WESTERLY LINE OF SECTION TWENTY-THREE (23), A DISTANCE OF THREE HUNDRED FIFTY (350) FEET; THENCE RUN NORTH EIGHTY-NINE (89) DEGREES, FIFTY-FIVE (55) MINUTES, THIRTY-THREE (33) SECONDS EAST PARALLEL TO SAID NORTHERLY RIGHT OF WAY LINE OF MONCRIEF ROAD, A DISTANCE OF FOUR HUNDRED TWENTY-FIVE (425) FEET; THENCE RUN SOUTH ZERO (0) DEGREES, ZERO-THREE (03) MINUTES, THIRTY-THREE (33) SECONDS WEST PARALLEL TO SAID WESTERLY LINE OF SECTION TWENTY-THREE (23), A

DISTANCE OF THREE HUNDRED FIFTY (350) FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF MONCRIEF ROAD: THENCE RUN SOUTH EIGHTY-NINE (89) DEGREES, FIFTY-FIVE (55) MINUTES, THIRTY-THREE (33) SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE OF MONCRIEF ROAD, A DISTANCE OF FOUR HUNDRED TWENTY-FIVE (425) FEET TO THE POINT OF BEGINNING.