

This instrument was prepared:
Mollie M. Garrett, Esquire
463688 State Road 200 STE 1-315
Yulee, FL 32097

PIN: 35-3N-25-0000-0001-0040

No title search was performed in connection with the preparation of this deed.

QUIT-CLAIM DEED

THIS DEED made this 7 day of JAN, 2016, by between **JEFFREY JOHN MAYR** (the "Grantor"), to **JEFFREY JOHN MAYR** (the "Grantee"), whose address is 46642 Middle Road, Callahan, FL 32011.

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has remised, released and quit-claimed to Grantees all of said Grantors' right, title and interest, in and to the following described real property located in Nassau County, Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

This deed is given as a transfer of property between adjoining parcels and is exempt from the requirements from the requirement of Section 29 of the Nassau County Code of Ordinances according to subsection (e) of Section 29 in that neither any additional lots nor substandard lots are created.

SUBJECT TO covenants, restrictions and easements of record, if any; however, this reference shall not operate to re-impose same.

SUBJECT TO certain easements for utilities, access, ingress and egress easements, and agreement for maintenance thereof are set forth in those instruments which are recorded in Official Record Book 1847, Page 170; Official Record Book 1903, Page 37; Official Record Book 2001, Page 6, Nassau County Records.

SUBJECT TO the following restrictive covenants and conditions: (2) No mobile homes; (b) no residence less than 1500 square feet, and (c) road maintenance assessments in accordance with the Declaration of Covenants and Restrictions of The Reserve at Deer Run Phase 1 as recorded in OR Book 1796, at Page 630, public records of Nassau County, Florida. This being the same restrictions imposed in Warranty Deed dated July 10, 2012, and recorded in Official Records Book 18002, Page 1, Nassau County Public Records.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, either in law or in equity.

IN WITNESS WHEREOF, the Grantor has executed his presents as of the day and year first above written.

Signed and delivered in the
presence of:

Landsey Vennard
Printed Name Landsey Vennard
Donna F. Gaither
Printed Name Donna Gaither

JEFFREY JOHN MAYR
JEFFREY JOHN MAYR

STATE OF FLORIDA
COUNTY OF NASSAU

THE FOREGOING INSTRUMENT was acknowledged before me this 2 day of JAN,
2016 by **JEFFREY JOHN MAYR**, who [] is personally known to me or [] has produced
Driver license as identification.

Donna F. Gaither
Notary Public



Exhibit "A"

A PORTION OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35; THENCE SOUTH 88°01'45"WEST, ALONG THE NORTHERLY LINE OF SECTION 47, 2063.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°35'46"WEST, 457.96 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 250.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 184.88 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°35'23"EAST, 180.70 FEET; THENCE SOUTH 40°46'31"EAST, 157.05 FEET TO AN ANGLE POINT; THENCE SOUTH 42°55'05"EAST, 114.48 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 585.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 169.56 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 51°13'16"EAST, 168.96 FEET; THENCE SOUTH 59°31'28"EAST, 74.98 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT AND HAVING A RADIUS OF 250.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 112.20 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°43'40"WEST, 111.26 FEET; THENCE SOUTH 17°52'14"WEST, 431.34 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 565 PAGE 812, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°36'26"WEST, ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK 565, PAGE 812, 575.71 FEET TO THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1083, PAGE 770 OF THE PUBLIC RECORDS OF SAID COUNTY SAID POINT BEING THE WEST LINE OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 25 EAST; THENCE NORTH 00°45'44"EAST, ALONG THE EAST LINE OF SAID OFFICIAL RECORDS BOOK 1083, PAGE 770 AND THE WEST LINE OF SECTION 35, 1473.86 FEET TO THE NORTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 88°01'45"EAST, ALONG THE NORTH LINE OF SAID SECTION 35, 320.81 FEET TO THE POINT OF BEGINNING, THIS PARCEL CONTAINS 16.55 ACRES MORE OR LESS.

60.00 FOOT EASEMENT FOR INGRESS, EGRESS, DRAINAGE AND UTILITIES.

A PORTION OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 25 EAST, NASSAU COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 52, RESERVE AT DEER RUN PHASE I, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 8, PAGES 24, 25, 26 AND 27, OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT BEING ON A CURVE TO THE LEFT AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AND THE EASTERLY RIGHT OF WAY LINE OF EQUESTRIAN WAY (A 60.00 FOOT RIGHT OF WAY) AN ARC DISTANCE OF 9.88 FEET TO A POINT OF REVERSE CURVE TO THE RIGHT AND HAVING A RADIUS OF 25.00 FEET, AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°56'56"WEST, 9.88 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE RIGHT AND CONTINUING ALONG SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 23.75 FEET TO A POINT OF REVERSE CURVE TO THE LEFT AND HAVING A RADIUS OF 60.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°05'18"EAST, 22.87 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AND CONTINUING ALONG SAID RIGHT OF WAY LINE AN ARC DISTANCE OF 130.45 FEET TO THE POINT OF BEGINNING SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°24'20"WEST, 106.23 FEET; THENCE CONTINUE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET AN ARC DISTANCE OF 72.20 FEET TO A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 180.00 FEET, AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°50'13"WEST, 67.92 FEET; THENCE ALONG AND AROUND SAID NON-TANGENT CURVE TO THE RIGHT AN ARC DISTANCE OF 165.04 FEET TO A POINT OF REVERSE CURVE TO THE LEFT HAVING A RADIUS OF 220.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°27'42"EAST, 159.32 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 75.89 FEET TO A POINT OF COMPOUND CURVE TO

THE LEFT AND HAVING A RADIUS OF 70.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°30'52"EAST, 75.51 FEET; THENCE ALONG AND AROUND SAID COMPOUND CURVE TO THE LEFT AN ARC DISTANCE OF 67.57 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°41'09"WEST, 64.97 FEET; THENCE NORTH 30°20'16"WEST, 205.54 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 280.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 50.84 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°08'09"WEST, 50.77 FEET; THENCE NORTH 19°56'02"WEST, 35.31 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 39.27 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°56'02"WEST, 35.36 FEET; THENCE SOUTH 70°03'58"WEST, 417.38 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 220.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 200.41 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 43°58'06"WEST, 193.56 FEET; THENCE SOUTH 17°52'14"WEST, 421.44 FEET TO A POINT ON THE NORTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 565, PAGE 812, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 89°36'26"WEST ALONG THE NORTH LINE OF SAID OFFICIAL RECORDS BOOK, 565, PAGE 812, OF THE PUBLIC RECORDS OF SAID COUNTY, 607.30 FEET TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 00°45'44"EAST, ALONG THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1083, PAGE 770, OF THE PUBLIC RECORDS OF SAID COUNTY 60.01 FEET; THENCE NORTH 89°36'26"EAST, 562.71 FEET; THENCE NORTH 17°52'14"EAST, 378.06 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 280.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 255.07 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°58'06"EAST, 246.34 FEET; THENCE NORTH 70°03'58"EAST, 401.14 FEET; THENCE NORTH 64°06'26"EAST, 135.48 FEET; THENCE NORTH 58°08'54"EAST, 73.44 FEET; THENCE SOUTH 31°51'06"EAST, 60.00 FEET; THENCE SOUTH 58°08'54"WEST, 100.07 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE 34.07 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°06'26"WEST, 31.49 FEET; THENCE SOUTH 19°56'02"EAST, 45.71 FEET TO A POINT OF CURVE TO THE LEFT AND HAVING A RADIUS OF 220.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE LEFT AN ARC DISTANCE OF 39.95 FEET TO A POINT OF TANGENT SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°08'09"EAST, 39.89 FEET; THENCE SOUTH 30°20'16"EAST, 205.54 FEET TO A POINT OF CURVE TO THE RIGHT AND HAVING A RADIUS OF 130.00 FEET; THENCE ALONG AND AROUND SAID CURVE TO THE RIGHT AN ARC DISTANCE OF 125.48 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 280.00 FEET AFORESAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°41'09"EAST, 120.67 FEET; THENCE ALONG AND AROUND SAID COMPOUND CURVE TO THE RIGHT AN ARC DISTANCE OF 96.58 FEET TO A POINT OF REVERSE CURVE TO THE LEFT AND HAVING A RADIUS OF 120.00 FEET AFORESAID COMPOUND CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°30'52"WEST, 96.10 FEET; THENCE ALONG AND AROUND SAID REVERSE CURVE TO THE LEFT AN ARC DISTANCE OF 83.99 FEET TO THE POINT OF BEGINNING SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°40'40"WEST, 82.29 FEET.