

THIS INSTRUMENT PREPARED BY:

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Jacksonville, FL 32202

**Tax Parcel ID Nos.: 28-07-25-010640-002-02; 28-07-25-010640-002-03; and
a part of 21-07-25-010640-002-04**

WARRANTY DEED

THIS WARRANTY DEED is made this 9th day of March, 2017
between **HIGHBRIGHTON PARTNERS WEST, LLC**, a Florida
limited liability company ("Grantor"), whose mailing address is 5772
Timuquana Road, Jacksonville, Florida 32210 and **STEVEN W.
CONNER AND JANE S. CONNER**, not as individuals, but as co-
Trustees of **THE STEVEN W. AND JANE S. CONNER FAMILY
TRUST** created by trust instrument dated February 8, 2017 ("Grantee")
whose address is 1106 Park Avenue, Orange Park, Florida 32073.

WITNESSETH:

GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable
consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, sell, and
convey unto Grantee, its heirs, successors and assigns, forever, the following described real property:

See Exhibit "A-1" attached hereto and made a part hereof

(the "Property", being a part of those lands described in Exhibit "A" attached hereto and made a part hereof)

TOGETHER WITH all tenements, hereditaments, easements, and appurtenances thereunto belonging or in
anywise appertaining

SUBJECT TO taxes and assessments for the year 2017 and subsequent years, and covenants, restrictions, and
easements of record, including all those matters listed below on Exhibit "B" attached hereto and made a part
hereof (the "Permitted Encumbrances")

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns, in fee simple,
forever.

AND Grantor does hereby fully warrant to Grantee title to the Property, subject to the Permitted Encumbrances,
and will defend the same against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be duly executed in its corporate
name and seal as of this 9 day of March, 2017.

Signed, Sealed and Delivered in the Presence of:

Printed name: _____

Printed name: _____

John T. Sefton

"GRANTOR"

HIGHBRIGHTON PARTNERS WEST, LLC, a
Florida limited liability company

By: **Bear Bay Land Holding, LLC**, a
managing member

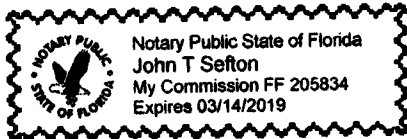
By: _____

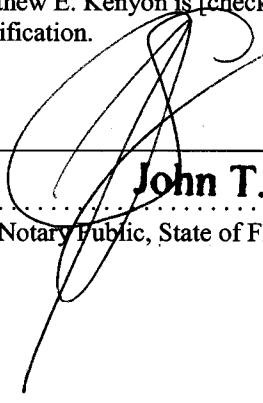
Matthew E. Kenyon, its sole
member

STATE OF FLORIDA; COUNTY OF DUVAL

This Deed was acknowledged before me on March 9, 2017 by Matthew E. Kenyon, as the sole member of Bear Bay Land Holding, LLC, a Florida limited liability company, as a managing member of **Highbrighton Partners West, LLC**, a Florida limited liability company. Matthew E. Kenyon is [check one] ☒ personally known to me or _____ produced _____ as identification.

{notary seal}





John T. Sefton
Notary Public, State of Florida at Large

EXHIBIT "A"**Legal Description of the "B-6 Tract"****"B-6" BTF (Gamble B)**

The Following Described Lands Located in Township 7 South, Range 25 East; Clay County, Florida:

SECTION 21:

All of Section 21; Lying South of the Southerly Right of Way of Sweet Moody Road (A County Maintained Road), West of the Right of Way of Hogarth Road (A County Maintained Road) and East of the West Right of Way of Short Road and Pond Road.

SECTION 28:

All of Section 28; Lying West of the Right of Way of Hogarth Road (A County Maintained Road) and East of the West Right of Way of Pond Road.

LESS AND EXCEPT:

Lands Described in Official Records Book 2897, Page 1559 of the public records of Clay County, Florida.

SECTION 33:

All of Section 33; Lying West of the Right of Way of Hogarth Road (A County Maintained Road), East of the West Right of Way of Pond Road and East of the West Right of Way of that portion of Bellamy Road that extends southwesterly from the southerly terminus of Pond Road.

LESS AND EXCEPT:

County and/or State right-of-way known as West Sungarden Road (County Line Road).

SUBJECT TO:

- (A) Easement granted to Clay Electric Cooperative by instrument recorded in Official Records Book 2926, page 191.
- (B) Easement granted to Clay Electric Cooperative by instrument recorded in Official Records Book 3212, page 1986.
- (C) Easement granted to Clay Electric Cooperative by instrument recorded in Official Records Book 3212, page 1989.
- (D) Non-Exclusive Perpetual Easement for Ingress and Egress as set forth in instrument recorded in Official Records Book 3304, page 1729.
- (E) Terms and Conditions of the Perpetual Conservation Easement between Highbrighton Partners West, LLC, a Florida limited liability company and St. Johns River Water Management District recorded in Official Records Book 3607, Page 33.

"B-6" BTF (Gamble B)

Being The Same Lands Described by Metes and Bounds As Follows:

A Tract of land situated in Sections 21, 28, and 33, Township 7 South, Range 25 East; Clay County, Florida; Being shown on a Boundary Survey prepared by Mark E. Hardenbrook, Florida Professional Surveyor and Mapper No. 5500; File No. H-13-163-B-6; Dated October 29, 2013 and last revised on December 18, 2013; Said Tract being more particularly described as follows:

Commence at an Iron Pipe at the Intersection of Centerline of Sweet Moody Road (a county maintained road) with the Centerline of Hogarth Road (a county maintained road) as they both currently exist and run S 72 deg 31 min 53 sec W, 64.14 feet to an Iron Rod on the Southerly right of way line of Sweet Moody Road and the Point of Beginning; thence run Southeasterly along said right of way line with a

non-tangent curve concave southwesterly, said curve having a radius of 32.83 feet, an arc length of 49.43 feet and a chord bearing and distance of S 41 deg 32 min 03 sec E, 44.89 feet to an Iron Rod on the Westerly right of way line of Hogarth Road; thence run S 01 deg 31 min 35 sec W, along said right of way line, 2211.26 feet to an Iron Rod at the northeast corner of lands described in Official Records Book 2897 on Page 1559 of the public records of said county; thence run N 89 deg 50 min 31 sec W, along the north line of said lands 1281.68 feet to an Iron Rod; thence run S 00 deg 09 min 29 sec W, along the west line of said lands 767.0 feet to an Iron Rod; thence run S 89 deg 50 min 31 sec E, along the south line of said lands, 1263.36 feet to an Iron Rod on the westerly right of way line of said Hogarth Road and the southeast corner of said lands; thence run S 01 deg 31 min 35 sec W, along said right of way line, 8836.60 feet to an Iron Rod; thence run S 64 deg 52 min 17 sec W, along said right of way line, 47.96 feet to an Iron Rod on the Northerly Maintained Right of Way line of Sungarden Tower Road, (also known as County Line Road or Florida Highway 214); thence run S 89 deg 41 min 39 sec W, along said right of way line, 4737.31 feet to an Iron Rod on the westerly line of Bellamy Road, a private timber access road, also being the Easterly line of lands shown on a Boundary Survey prepared by Patrick B. Welch and Assoc, Inc. dated October 19, 2004; File No.08-04-29B, prepared for F & W Forestry and intended to be the Easterly boundary of lands described in Official Records Book 2752, page 1144 and Official Records Book 3454, Page 450 of the public records of said county; thence run Northeasterly, along said westerly line and said easterly boundary with the following courses and distances; N 41 deg 20 min 53 sec E, 113.43 feet to an Iron Rod; N 47 deg 50 min 29 sec E, 445.46 feet to an Iron Rod; N 56 deg 48 min 20 sec E, 484.86 feet to an Iron Rod; N 27 deg 50 min 17 sec E, 645.62 feet to an Iron Rod; N 10 deg 20 min 32 sec E, 587.16 feet to an Iron Rod; N 29 deg 09 min 16 sec E, 399.85 feet to an Iron Rod; N 44 deg 13 min 43 sec E, 1045.50 feet to an Iron Rod; N 20 deg 10 min 45 sec W, 49.87 feet to an Iron Rod on the westerly line of Pond Road, a private timber access road; thence run northerly and northwesterly along said westerly line and along said easterly boundary with the following courses and distances: N 45 deg 50 min 51 sec W, 444.15 feet to an Iron Rod; N 29 deg 23 min 31 sec W, 342.18 feet to an Iron Rod; N 11 deg 50 min 59 sec W, 299.86 feet to an Iron Rod; N 05 deg 51 min 47 sec W, 1902.47 feet to an Iron Rod; N 03 deg 20 min 09 sec E, 459.62 feet to an Iron Rod; N 30 deg 32 min 03 sec E, 438.97 feet to an Iron Rod; N 00 deg 26 min 32 sec W, 311.07 feet to an Iron Rod; N 14 deg 42 min 45 sec W, 654.64 feet to an Iron Rod; N 07 deg 14 min 33 sec E, 1149.60 feet to an Iron Rod; N 17 deg 27 min 24 sec W, 881.50 feet to an Iron Rod; N 08 deg 18 min 32 sec W, 1516.83 feet to an Iron Rod; N 31 deg 22 min 26 sec W, 362.33 feet to an Iron Rod; N 52 deg 43 min 01 sec W, 262.53 feet to an Iron Rod on a southwesterly prolongation of the westerly line of Short Road, a private timber access road; thence run N 48 deg 44 min 14 sec E, along said prolongation, 62.59 feet to an Iron Rod on said westerly line; thence run N 54 deg 35 min 28 sec E, along said line, 649.49 feet to an Iron Rod on the southerly maintained right of way line of Sweet Moody Road, a county graded road; thence run along said right of way line with the following courses and distances: S 76 deg 34 min 38 sec E, 51.27 feet to an Iron Rod; S 89 deg 50 min 31 sec E, 2395.14 feet to an Iron Rod; N 88 deg 59 min 13 sec E, 1328.60 feet to the Point of Beginning.

EXHIBIT "A-1"**Legal Description of that Certain Portion of the B-6 Tract Conveyed to
Steven W. and Jane S. Conner Family Trust
(the "Property")****PARCEL "B-6-1"**

All that portion of the B-6 Tract described in Exhibit "A" lying North of the centerline of Longbranch Road (a 40' non-exclusive easement) described in Official Records ("O.R.") Book 3304, at Page 1729 in the public records of Clay County, Florida and North of a line being a westerly prolongation of said Longbranch Road described as follows:

Westerly Prolongation of Longbranch Road:

COMMENCE at an Iron Rod lying on the westerly right of way line of Hogarth Road at the southeast corner of those certain lands described in O.R. Book 2897 on Page 1559 and run S 01deg 31 min 35 sec W, along said right of way, 647.35 feet to an Iron Rod in the Centerline of a 40' Road known as Longbranch Road; thence run S 76 deg 42 min 41 sec W, 2379.56 feet to the point of intersection of the Centerline of said Longbranch Road with the Centerline of the south terminus of a 15' Easement for ingress, egress, and utilities recorded at O.R. Book 2926, Page 191 and the POINT OF BEGINNING of said prolongation; thence run along said prolongation of the Centerline of said Longbranch Road with the following courses and distances: S 75 deg 21 min 52 sec W, 201.26 feet; S 88 deg 22 min 42 sec W, 542.36 feet; N 82 deg 48 min 06 sec W, 562.19 feet to a point on the westerly line of Pond Road and the Easterly line of lands shown on a Boundary Survey prepared by Patrick B. Welch and Assoc, Inc. dated October 19, 2004; File No.08-04-29B, prepared for F & W Forestry and intended to be the Easterly boundary of lands described in Official Records Book 2752, page 1144 and Official Records Book 3454, Page 450 of the public records of said county and the Terminus of said Westerly Prolongation.

EXHIBIT "B"

Permitted Encumbrances

1. Terms and Conditions of the Perpetual Conservation Easement between Highbrighton Partners West, LLC, a Florida limited liability company and St. Johns River Water Management District recorded in Official Records Book 3607, Page 33;
2. Rights of others to use roads and streams crossing the Property, including rights of others to use Short Road, Pond Road and Bellamy Road (as it is locally known and depicted on that certain Boundary Survey prepared by Mark E. Hardenbrook, Florida Professional Surveyor and Mapper No. 5500; File No. H-13-163-B-6; Dated October 29, 2013 and last revised on December 18, 2013);
3. Easement granted to Clay Electric Cooperative by instrument recorded in Official Records Book 2926, page 191;
4. Non-Exclusive Perpetual Easement for Ingress and Egress as set forth in instrument recorded in Official Records Book 3304, page 1729; and
5. Any claim that any portion of the Property is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to the Property.