

PREPARED BY:

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Parcel ID Numbers: 30-1N-28-0000-00203-0000

30-1N-28-0000-00202-0000

DEED OF REALTY

KNOW ALL MEN BY THESE PRESENTS, that **THE SCHOOL BOARD OF SANTA ROSA COUNTY, FLORIDA** (whether one or more, hereinafter Grantor) whose mailing address is: 5086 Canal Street, Milton, FL 32570-6706, for and in consideration of Ten Dollars and other good and valuable considerations, the receipt of which is hereby acknowledged, do bargain, sell, convey and grant unto **CAMBRIA SUBDIVISION DEVELOPERS, LLC** (whether one or more, hereinafter Grantee) whose mailing address is: 25 West Cedar Street, Suite 102, Pensacola, FL 32502 forever, the following described real property, situate, lying and being in the County of Santa Rosa, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Subject to taxes for the current year and to valid easements, restrictions, and reservations of record affecting the above property, if any, which are not hereby reimposed.

To have and to hold, unto Grantee forever, together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, free from all exemptions and right of homestead. And Grantor covenants that Grantor is well seized of an indefeasible estate in fee simple in said property and has a good right to convey the same. Whenever used herein, the terms "Grantor" and "Grantee" include those hereinabove specified and their respective heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and other entities.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of January, 2019.

Signed, sealed and delivered in the presence of:

THE SCHOOL BOARD OF SANTA ROSA COUNTY, FLORIDA

Printed Name: _____

By: _____

Print name: _____

Its: _____

Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of January, 2019, by _____ as _____, on behalf of The School Board of Santa Rosa County, Florida, who personally appeared before me and who is/are personally known to me or who produced _____ as identification.

Print Name _____

NOTARY PUBLIC

My commission expires: _____

Commission No. _____

EXHIBIT "A"

ROAD RIGHT-OF-WAY

PARCEL 1

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STERLING WAY (COUNTY ROAD #281-A), (100' R/W) AND THE EAST RIGHT OF WAY LINE OF EXCALIBUR WAY (80' R/W);
THENCE GO SOUTH 01 DEGREES 08 MINUTES 34 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF EXCALIBUR WAY A DISTANCE OF 414.97 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST RIGHT OF WAY LINE GO SOUTHEASTERLY ALONG THE ARC OF A CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 14 SECONDS (CHORD = 33.36 FEET, CHORD BEARING = SOUTH 43 DEGREES 54 MINUTES 33 SECONDS EAST) A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY;
THENCE GO SOUTH 88 DEGREES 54 MINUTES 40 SECONDS EAST A DISTANCE OF 670.50 FEET;
THENCE GO SOUTH 01 DEGREES 08 MINUTES 21 SECONDS WEST A DISTANCE OF 50.00 FEET;
THENCE GO NORTH 88 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 670.50 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 14 SECONDS (CHORD = 33.36 FEET, CHORD BEARING = SOUTH 43 DEGREES 54 MINUTES 33 SECONDS WEST);
THENCE GO ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE SAID EAST RIGHT OF WAY LINE OF EXCALIBUR WAY;
THENCE GO NORTH 01 DEGREES 08 MINUTES 34 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 0.50 ACRES (35,043.00 SQUARE FEET) MORE OR LESS.

PARCEL 3

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STERLING WAY (COUNTY ROAD #281-A), (100' R/W) AND THE EAST RIGHT OF WAY LINE OF EXCALIBUR WAY (80' R/W);
THENCE GO SOUTH 01 DEGREES 08 MINUTES 34 SECONDS WEST ALONG SAID EAST RIGHT OF WAY LINE OF EXCALIBUR WAY A DISTANCE OF 1404.97 FEET TO THE POINT OF BEGINNING;
THENCE DEPARTING SAID EAST RIGHT OF WAY LINE GO SOUTHEASTERLY ALONG THE ARC OF A CURVE BEING CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 14 SECONDS (CHORD = 33.36 FEET, CHORD BEARING = SOUTH 43 DEGREES 54 MINUTES 33 SECONDS EAST) A DISTANCE OF 39.27 FEET TO THE POINT OF TANGENCY;
THENCE GO SOUTH 88 DEGREES 54 MINUTES 40 SECONDS EAST A DISTANCE OF 670.50 FEET;
THENCE GO SOUTH 01 DEGREES 08 MINUTES 21 SECONDS WEST A DISTANCE OF 50.00 FEET;
THENCE GO NORTH 88 DEGREES 54 MINUTES 40 SECONDS WEST A DISTANCE OF 670.50 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 90 DEGREES 00 MINUTES 14 SECONDS (CHORD = 33.36 FEET, CHORD BEARING = SOUTH 43 DEGREES 54 MINUTES 33 SECONDS WEST);
THENCE GO ALONG THE ARC OF SAID CURVE A DISTANCE OF 39.27 FEET TO THE SAID EAST RIGHT OF WAY LINE OF EXCALIBUR WAY;
THENCE GO NORTH 01 DEGREES 08 MINUTES 34 SECONDS EAST ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
THE ABOVE DESCRIBED PARCEL OF LAND IS SITUATED IN A PORTION OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 4.50 ACRES (35,046.00 SQUARE FEET) MORE OR LESS.

These Parcels being all of that Road Right-of-Way conveyed by Warranty Deed recorded in O.R. Book 2563, Page 1993, and described on Page 1995 thereof.

EXHIBIT "A" CONTINUED

STORM WATER RETENTION AREA

DESCRIPTION: (AS PREPARED BY UNDERSIGNED AT CLIENTS REQUEST)
PARCEL 6 (RETENTION AREA)
COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF STERLING WAY (COUNTY ROAD #281-A), (100' RIGHT-OF-WAY) AND THE EAST RIGHT-OF-WAY LINE OF EXCALIBUR WAY (50' RIGHT-OF-WAY);
THENCE GO SOUTH 01 DEGREES 05 MINUTES 34 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE OF EXCALIBUR WAY A DISTANCE OF 1809.97 FEET;
THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE GO SOUTH 88 DEGREES 54 MINUTES 40 SECONDS EAST A DISTANCE OF 1189.84 FEET TO THE POINT OF CURVATURE OF A CURVE BEING CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 75.00 FEET;
THENCE GO ALONG THE ARC OF SAID CURVE, A DELTA ANGLE OF 33 DEGREES 06 MINUTES 53 SECONDS (CHORD = 42.75 FEET, CHORD BEARING = NORTH 74 DEGREES 31 MINUTES 54 SECONDS EAST) AN ARC DISTANCE OF 43.35 FEET;
THENCE DEPARTING SAID CURVE GO SOUTH 01 DEGREES 05 MINUTES 20 SECONDS WEST A DISTANCE OF 152.18 FEET TO THE POINT OF BEGINNING;
THENCE GO SOUTH 88 DEGREES 54 MINUTES 40 SECONDS EAST A DISTANCE OF 178.75 FEET TO THE WEST LINE OF AVALON-MILTON-INDUSTRIAL PARK AS RECORDED IN PLAT BOOK "C" AT PAGE 29 OF THE PUBLIC RECORDS OF SAID SANTA ROSA COUNTY;
THENCE GO SOUTH 01 DEGREES 36 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE OF AVALON-MILTON-INDUSTRIAL PARK A DISTANCE OF 213.68 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF THE CSX RAILROAD (100 FOOT R/W);
THENCE DEPARTING SAID WEST LINE OF AVALON-MILTON-INDUSTRIAL PARK GO SOUTH 84 DEGREES 55 MINUTES 47 SECONDS WEST ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 117.16 FEET TO THE SOUTH LINE OF SAID SECTION 30;
THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE GO NORTH 82 DEGREES 24 MINUTES 34 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 30 A DISTANCE OF 72.12 FEET;
THENCE DEPARTING SAID SOUTH LINE OF SECTION 30 GO NORTH 01 DEGREES 05 MINUTES 20 SECONDS EAST A DISTANCE OF 257.15 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND LYING AND BEING IN SECTION 30, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA AND CONTAINS 1.0 ACRES MORE OR LESS.

Being all of that Storm Water Retention area conveyed by Warranty Deed recorded in O.R. Book 2563, Page 1993, and described on Page 1996 thereof.

RETENTION AREA

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 28 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE GO SOUTH 82 DEGREES 23 MINUTES 43 SECONDS EAST ALONG THE SOUTH LINE OF SECTION 30 A DISTANCE OF 1250.32 TO THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 82 DEGREES 23 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 800.00 FEET; THENCE GO NORTH 01 DEGREES 05 MINUTES 25 SECONDS EAST A DISTANCE OF 219.82 FEET; THENCE GO NORTH 88 DEGREES 50 MINUTES 19 SECONDS WEST A DISTANCE OF 794.84 FEET; THENCE GO SOUTH 01 DEGREES 05 MINUTES 25 SECONDS WEST A DISTANCE OF 130.04 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 3.19 ACRES, MORE OR LESS.

Being all of the Retention Area conveyed by Corrective Warranty Deed recorded in O.R. Book 1725, Page 1792 (and any deeds corrected thereby) and described on Page 1793 thereof.