

25,200.00
LC 69.50

Prepared by
John W. Monroe, Jr., of
Emmanuel, Sheppard & Condon
30 S. Spring Street
Pensacola, FL 32502
N0033-126527

TRUSTEES' DEED

STATE OF FLORIDA
COUNTY OF ESCAMBIA

This indenture, made on August 9, 2012, by ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS, AS TRUSTEES FOR THE ESCAMBIA COUNTY 4-H COUNTY COUNCIL, whose address is 221 Palafox Place, Suite 420, Pensacola, FL 32502 (GRANTOR), AND NAVY FEDERAL CREDIT UNION, a federally chartered credit union whose address is 820 Follin Lane, Vienna, VA 22180 (GRANTEE).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, aliens, remises, releases, conveys and confirms to Grantee, and Grantee's successors and assigns forever, that certain real property situated in Escambia County, Florida being more particularly described as follows:

FOR LEGAL DESCRIPTION, SEE THE ATTACHED EXHIBIT A,
CONSISTING OF ONE PAGE AND MADE A PART HEREOF BY
REFERENCE.

Together with all the improvements located thereon, and all tenements, hereditaments, and appurtenances belonging or in any way appertaining to it, and all the right, title, interest, claim, and demand whatsoever which Grantor has in and to the property.

This conveyance is subject to real property taxes for the year 2012 and subsequent years; conditions, easements and restrictions of record, if any but this reference can not operate to reimpose them; zoning ordinances and other restrictions and prohibitions imposed by applicable governmental authorities, and subject to all rights, title, interests or claims of adjoining property owner by reason of, or reflected by, the overlap created by deed recorded in O.R. Book 4872, page 1628 of the public records of Escambia County, Florida, shown on the survey prepared by Pittman, Glaze & Associates, Inc. dated July 5, 2012, referenced as Job No. 35106-12.

Grantor further covenants with Grantee that Grantor has good right and lawful authority to convey the property and Grantor warrants the title to the property of any acts of Grantor and will defend the title against the lawful claims of all persons claiming by, through or under Grantor. Provided, however, notwithstanding the foregoing, no covenants or warranties are given with respect to that portion of the above described real property that is subject to the overlap created by deed recorded in O. R. Book 4872, page 1628 of the public records of Escambia County, Florida, shown on survey by Pittman, Glaze & Associates, Inc. dated July 5, 2012, referenced as Job No. 35106-12.

Attached hereto as Exhibit "B" are the original minutes of the meeting of the Escambia County 4H County Council, signed by the President and attested by the Secretary, evidencing the authority of the Trustees to convey the property herein described.

The undersigned are executing this Deed solely in their capacity as the Trustees for the Escambia County 4-H County Council, and no obligation or liability arising from this document is intended to be, nor shall it be, binding upon or accrue to the undersigned, individually, or to Escambia County or its governing body, the Escambia County Board of County Commissioners.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

BOARD OF COUNTY COMMISSIONERS
OF ESCAMBIA COUNTY, FLORIDA,
AS TRUSTEES FOR THE ESCAMBIA
COUNTY 4-H COUNTY COUNCIL

WITNESSES:

Print Name:

Print Name:

Unable to Sign due to Conflict-
See Attached Exhibit C for 8B

By: Memorandum of Voting Conflict
Wilson Robertson, as Trustee

E. Dean Kirschner

Print Name: E. Dean Kirschner

Dianne C. Simpson

Print Name: Dianne C. Simpson

Aretta Green

Print Name: Aretta Green

Dianne C. Simpson

Print Name: Dianne C. Simpson

By: *Gene Valentino*
Gene Valentino, as Trustee

By: *Marie Young*
Marie Young, as Trustee

Rebecca L. Azelton

Rebecca L. Azelton

Print Name:

Dianne C. Simpson

Dianne C. Simpson

Print Name:

By:

Grover Robinson

Grover Robinson, as Trustee

Dawn Troche

Dawn Troche

Print Name:

By:

Kevin White

Kevin White, as Trustee

Dianne C. Simpson

Dianne C. Simpson

Print Name:

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of July, 2012, by GENE VALENTINO, As Trustee for the Escambia County 4-H County Council, on behalf of the Trust, who is personally known to me or who produced _____ as identification.

Dianne C. Simpson

Print Name:

Notary Public

STATE OF FLORIDA
COUNTY OF ESCAMBIA



DIANNE C. SIMPSON
MY COMMISSION # DD 948353
EXPIRES: January 9, 2014
Bonded Thru Budget Notary Services

The foregoing instrument was acknowledged before me this 30th day of July, 2012, by MARIE YOUNG, As Trustee for the Escambia County 4-H County Council, on behalf of the Trust, who is personally known to me or who produced _____ as identification.

Dianne C. Simpson

Print Name:

Notary Public



DIANNE C. SIMPSON
MY COMMISSION # DD 948353
EXPIRES: January 9, 2014
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 26th day of July, 2012, by GROVER ROBINSON, As Trustee for the Escambia County 4-H County Council, on behalf of the Trust, who is personally known to me or who produced _____ as identification.



DIANNE C. SIMPSON
MY COMMISSION # DD 948353
EXPIRES: January 9, 2014
Bonded Thru Budget Notary Services

Dianne C. Simpson
Print Name:
Notary Public

STATE OF FLORIDA
COUNTY OF ESCAMBIA

The foregoing instrument was acknowledged before me this 30th day of July, 2012, by KEVIN WHITE, As Trustee for the Escambia County 4-H County Council, on behalf of the Trust, who is personally known to me or who produced _____ as identification.

Dianne C. Simpson
Print Name:
Notary Public



DIANNE C. SIMPSON
MY COMMISSION # DD 948353
EXPIRES: January 9, 2014
Bonded Thru Budget Notary Services

H:\MKK\Closings\NFCU pf 4H\Trustees Deed2.subjtooverlap

EXHIBIT A

The Northeast Quarter lying Southwesterly of the right of way for Interstate 10 as described in Deeds recorded in O.R. Book 160, page 688 and O.R. Book 166, page 211, the Southeast Quarter of the Northwest Quarter, the Southeast Quarter and the East Half of the Southwest Quarter of Section 4, Township 1 South, Range 31 West, Escambia County, Florida, less road right of way.

LESS AND EXCEPT that portion conveyed to the State of Florida by Deed recorded in O.R. Book 2906, Page 129, being more particularly described as follows:

A parcel of land situate, lying and being in the East one half of Section 4, Township 1 South, Range 31 West, being more particularly described as follows: Begin on the East line of said Section 4, at a point 2599.30 feet South 01 degree 07 minutes 27 seconds West of a one inch iron pipe on the Northeast corner of said Section 4, said point being on the existing Southerly Limited Access right of way line of State Road 8 (I-10); thence run North 51 degrees 46 minutes 50 seconds West 1042.04 feet along said Southerly right of way line; thence South 38 degrees 13 minutes 10 seconds West 40.0 feet; thence North 51 degrees 46 minutes 50 seconds West 575.0 feet; thence North 38 degrees 13 minutes 10 seconds East 40.0 feet; thence North 51 degrees 46 minutes 50 seconds West 572.57 feet; thence run South 01 degree 43 minutes 12 seconds West 430.25 feet; thence North 88 degrees 16 minutes 48 seconds West 310.31 feet; thence South 38 degrees 13 minutes 10 seconds West 69.56 feet; thence South 51 degrees 46 minutes 50 seconds East 2636.84 feet to a point on the East line of said Section 4, said point being 752.23 feet South 01 degree 07 minutes 27 seconds West of the Point of Beginning; thence North 01 degree 07 minutes 27 seconds East 752.23 feet along said East line of Section 4 to the Point of Beginning.

ALSO LESS AND EXCEPT that portion thereof previously conveyed to Escambia County by Deed recorded in O.R. Book 4711, page 1015, being more particularly described as follows:

Commence at the Southwest corner of Section 4, Township 1 South, Range 31 West, Escambia County, Florida; thence proceed North 02 degrees 19 minutes 44 seconds East along the West line of said Section 4 a distance of 110.48 feet to a point on the North right of way line of U.S. Highway Alternate 90 (200 foot right of way); thence proceed South 87 degrees 11 minutes 00 seconds East along said North right of way line a distance of 1326.07 feet to the Point of Beginning; thence continue South 87 degrees 11 minutes 00 seconds East along said right of way line a distance of 1964.00 feet; thence departing said right of way line, proceed North 02 degrees 22 minutes 32 seconds East a distance of 331.12 feet; thence proceed North 29 degrees 03 minutes 52 seconds East a distance of 655.67 to a point on the water's edge of an existing lake; thence meander Northwesterly along said water's edge a distance of 833 feet, more or less (chord bearing and distance of North 39 degrees 11 minutes 36 seconds West, 647.11 feet); thence departing said water's edge proceed North 87 degrees 11 minutes 00 seconds West a distance of 1829.12 feet to a point on the West line of the East half of the Southwest Quarter of said Section; thence proceed South 02 degrees 22 minutes 32 seconds West along said West line a distance of 1400.04 feet to the Point of Beginning, lying in Section 4, Township 1 South, Range 31 West, Escambia County, Florida.

Also less and except any portion lying within the right of way of U.S. Highway Alt 90, Nine Mile Road, 200' R/W.

EXHIBIT "B"

Minutes of the meeting of Escambia 4-H County Council
April 23, 2012

The purpose of the meeting was to conduct a vote of the Voting Delegates on whether or not to authorize the sale of the Langley Bell Center property to Navy Federal Credit Union under terms and conditions provided to the Voting Delegates in previous meetings.

Voting was held in two locations: Extension Service Offices at Stefani Road and the Warrington Fire Department.

Voting was by secret Ballot and voting was conducted in cooperation with the Escambia County Supervisor of Elections Office.

The Ballots were counted by an employee of the Elections Office, and the tally was as follows:

- 21 Yes (authorizing the sale)
- 16 No (against authorizing the sale)
- 0 Invalid Ballots (if any and reason not counted)

ATTEST:

Mackenzie Helmick
McKenzie-Helmick
Secretary
mackenzie
Helmick

Devin Bell
Devin Bell
President