

Prepared by and Return to:
August Partners II, LLC
4200 Marsh Landing Blvd. #100
Jacksonville, FL 32250

PARTIAL RELEASE OF MORTGAGES AND UCC FINANCING STATEMENT

Know All Men By These Presents Whereas, Pecan Park Development, LLC, hereinafter referred to as the mortgagor, by Amended and Restated Mortgage, Security Agreement and Financing Statement recorded in Official Records Book 15042, page 651, Amended and Restated Mortgage, Security Agreement and Financing Statement recorded in Official Records Book 15042, page 669 (collectively, the "Mortgage") and as debtor by UCC Financing Statements ("UCC") as assigned in Official Records Book 15402, page 643, all as recorded in the Public Records of Duval County, Florida, to August Partners II, LLC, hereinafter referred to as the mortgagee, and its assigns, the premises therein particularly described;

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage and UCC;

NOW THEREFORE; KNOW YE, That the said Mortgagee, in consideration of the premises and other good and valuable consideration, the receipt whereof is hereby acknowledged, does remise, release, quit-claim, exonerate and discharge from the lien and operation of said mortgage unto the said Mortgagor, his heirs and assigns, that certain portion of the premises conveyed by said mortgage, more particularly described as follows;

Lot 348, LEXINGTON PARK PHASE TWO, as per plat thereof, recorded in Plat Book 64, Page 38 through 47, of the Public Records of Duval County, Florida.

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, its heirs and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage and UCC, and every part thereof; Provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage and UCC on the remaining part of said mortgaged premises not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said Mortgagee has hereunto set his hand and seal the 18th day of April, 2017

Signed, sealed and delivered in the presence of:

AUGUST PARTNERS, II LLC, a Florida limited liability company

John P. Moore
Signature
Printed Name: John P. Moore, Vice President

(Seal)

Sally L. Hall
Witness Printed Name SALLY L. HALL

Susan B. Bailey
Witness Printed Name Susan B. Bailey

STATE OF FLORIDA
County of Duval

The foregoing instrument was acknowledged before me this 18th day of April, 2017 by John P. Moore, the Vice President of AUGUST PARTNERS II, LLC, a Florida limited liability company who is personally known to me or who has produced _____ as identification.

Joy L. Lawarre (Seal)
Notary Public
Notary Printed Name: _____
My Commission Expires: _____

