

This instrument was prepared by  
and should be returned to:  
Garvin B. Bowden, Attorney  
Gardner Bist King & Wood, LLP  
1300 Thomaswood Drive  
Tallahassee, FL 32308  
File Number: 25.2022

Part of Parcel Identification No.: 11-3S-16-02061-001

### **WARRANTY DEED**

**Bar D Ranch Land & Cattle, LLC**, a Florida limited liability company, as successor to **Bar D Ranch Partnership**, a Florida general partnership, by way of conversion, whose address is 4458 South US Highway 441, Lake City, FL 32025, hereinafter referred to as Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations received from **Teramore Development, LLC**, a Georgia limited liability company, whose address is Post Office Box 6460, Thomasville, Georgia 31758, hereinafter referred to as Grantee, hereby, on this 19<sup>th</sup> day of December, 2025, conveys to the Grantee that real property located in Columbia County, Florida, described as follows:

#### **See Attached Exhibit "A"**

SUBJECT to taxes for the year 2026 and subsequent years, easements and restrictive covenants of record, if any, which specifically are not reimposed or extended hereby;

and the Grantor covenants that the property is free of all encumbrances, except as above stated; that lawful seisin of and good right to convey that property are vested in the Grantor; and that the Grantor fully warrants the title to the property and will defend the same against the lawful claims of all persons whomsoever. The terms Grantor and Grantee shall be deemed to include both the singular and plural where appropriate, and where the masculine gender is used, it shall include masculine, feminine or neuter, where appropriate.

IN WITNESS WHEREOF, the Grantor has executed this instrument the day and year first above written.

WITNESSES:

Bonnie S. Green  
Witness: BONNIE S. GREEN  
Street Address: 1241 South Marion Avenue  
City, State & Zip: Lake City, FL 32025

**Bar D Ranch Land & Cattle, LLC**, a Florida limited liability company, as successor to **Bar D Ranch Partnership**, a Florida general partnership, by way of conversion

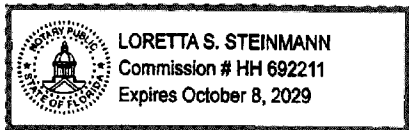
Loretta S. Steinmann  
Witness: Loretta S. Steinmann  
Street Address: 1241 South Marion Avenue  
City, State & Zip: Lake City, FL 32025

N. Terry Dicks  
By: N. Terry Dicks  
Its: Manager

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18 day of December, 2025, by N. Terry Dicks, as Manager of Bar D Ranch Land & Cattle, LLC, a Florida limited liability company, as successor to Bar D Ranch Partnership, a Florida general partnership, by way of conversion, and on behalf of the company, who  is personally known to me or  has produced \_\_\_\_\_ as identification

[seal]



Loretta S. Steinmann  
NOTARY PUBLIC  
My Commission Expires: 10/8/2029

**Exhibit "A"**

A PORTION OF THOSE LANDS SITUATED IN SECTION 11, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 11, TOWNSHIP 3 SOUTH, RANGE 16 EAST; THENCE N 02°25'42" W, ALONG THE WEST LINE OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4, A DISTANCE OF 428.39 FEET; THENCE NORTH 58°45'19" EAST, A DISTANCE OF 662.85 FEET TO A POINT OF BEGINNING; THENCE CONTINUE NORTH 58°45'19" EAST, A DISTANCE OF 396.88 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 41, A 160 FOOT RIGHT OF WAY; THENCE NORTH 32°26'22" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 228.00 FEET; THENCE SOUTH 57°33'49" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 195.99 FEET; THENCE SOUTH 32°26'11" EAST, A DISTANCE OF 40.88 FEET; THENCE SOUTH 57°33'49" WEST, A DISTANCE OF 200.80 FEET; THENCE SOUTH 32°26'21" EAST, A DISTANCE OF 178.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.851 ACRES, MORE OR LESS.