

**This Instrument Prepared By
and Should be Returned To:**

Stephen E. Cook, Esquire
SHUTTS & BOWEN LLP
300 S. Orange Avenue, Suite 1000
Orlando, Florida 32801

Inst: 201612011286 Date: 07/08/2016 Time: 2:16PM
Page 1 of 4 B: 1318 P: 518, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy Clerk Doc Stamp-Deed: 15840.30

Tax Parcel I.D. No.: R02609-000

SPECIAL WARRANTY DEED
(KIA)

THIS SPECIAL WARRANTY DEED is made as of the 30th day of June, 2016, by and between **ROUNTREE-MOORE FORD, LLC**, successor by merger with JGM Holdings, LLC, a Florida limited liability company, whose mailing address is Post Office Box 1647, Lake City, Florida 32056 (hereinafter referred to as "Grantor"), and **LAKE CITY K AUTOMOTIVE MANAGEMENT, LLC**, a Florida limited liability company, whose address is 1101 E. Fletcher Avenue, Tampa, Florida 33612 (hereinafter referred to as "Grantee").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, limited liability companies or partnerships. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Columbia County, Florida, more particularly described in **Exhibit "A"** attached hereto (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances with every privilege, right, title, interest and estate, reversion, remainder and easement hereto belonging or in anywise appertaining, and together with all improvements located thereon or therein.

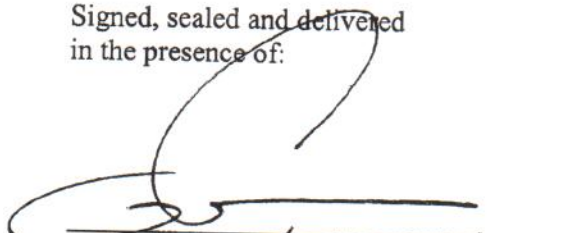
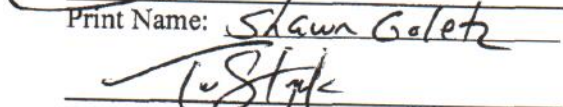
TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and

convey the Property; that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances, except for those matters described on Exhibit "B" attached hereto and by this reference made a part hereof.

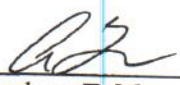
IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed and delivered in the presence of:


Print Name: Shawn Goletz

Print Name: TOM STASZAK

"GRANTOR"

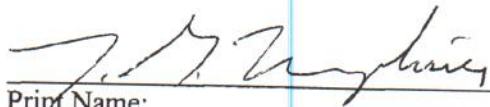
ROUNTREE-MOORE FORD, LLC, a Florida limited liability company

By: 
Andrew T. Moore
Manager

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of June, 2016, by Andrew T. Moore as Manager of ROUNTREE-MOORE FORD, LLC, a Florida limited liability company, on behalf of the company. He, who is personally known to me or has produced _____ as identification.


Print Name: _____
Notary Public, State of Florida at Large
Commission No.: _____
My Commission Expires: _____

[Affix Notary Seal]

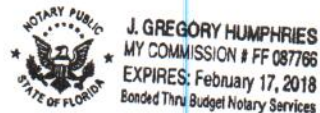


EXHIBIT "A"

LEGAL DESCRIPTION

The land referred to herein below is situated in the County of Columbia, State of Florida, and is described as follows:

Township 3 South, Range 16 East, Section 36: Two (2) acres of land described as follows: Commence at the intersection of the East boundary of the SW 1/4 of the SW 1/4 of said Section 36 with the South right-of-way line of U.S. Highway No. 90 and run Westerly along the South line of said highway right-of-way a distance of 300 feet for a POINT OF BEGINNING; run thence West along the South line of U.S. Highway No. 90 right-of-way a distance of 150 feet; thence South a distance of 580 feet; thence East a distance of 150 feet; thence North a distance of 580 feet to said POINT OF BEGINNING.

And

Township 3 South, Range 16 East, Section 36: Commence at the Southwest corner of said Section 36, and run N 88°15'07" E along the South line of said Section 36 a distance of 1,030.21 feet for the POINT OF BEGINNING; thence run N 04°55'50" E, 114.07 feet; thence run N 84°41'43" W a distance of 150 feet; thence run S 05°03'17" W a distance of 114 feet, more or less, to the South line of said Section 36; thence run N 88°15'07" E along the South line of said Section 36 a distance of 150 feet, more or less, to the POINT OF BEGINNING.

EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2016 and subsequent years, which are not yet due and payable.
2. Easement granted to Florida Power & Light Company by instrument recorded March 27, 1972 in Book 285, Page 179.
3. Easement granted to City of Lake City, Florida by instrument recorded November 22, 1995 in Book 813, Page 2285.
4. Ordinance No. 2015-2064 as recorded October 21, 2015 in Book 1302, Page 2530.
5. Easement granted to Florida Power & Light Company by instrument recorded February 8, 2016 in Book 1309, Page 830.