

Prepared by and return to:  
James J. Taylor Jr.  
Taylor & Taylor P.A.  
Post Office Box 2000  
Keystone Heights, FL 32656  
352-473-8088

Inst:200812000433 Date:1/9/2008 Time:1 50 PM  
Doc Stamp-Deed:5495 00  
D.C. P DeWitt Cason, Columbia County Page 1 of 4

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## Warranty Deed

This Warranty Deed made this 13<sup>th</sup> day of December, 2007, between Columbia Grain & Ingredients LLC, a Florida limited liability company, whose post office address is Post Office Box 315, Wellborn, Florida 32094, grantor, and Columbia Grain & Ingredients, Inc., a Florida corporation, whose post office address is Post Office Box 315, Wellborn, Florida 32094, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

See attached Exhibit A which by this reference is incorporated herein and made a part hereof.

Parcel ID Nos. R02181-001, R02180-003, R02181-013 and R02180-000

Grantor hereby also assigns, sets over, transfers and conveys to grantee all of grantor's interests as lessor of the above described property under that certain Commercial Lease Agreement made effective as of July 30, 2005, by and between grantor, as lessor, and Hillandale, LLC, as lessee, subject to the terms and conditions thereof.

Subject to covenants, restrictions, reservations and easements of record, if any, and taxes for 2008 and subsequent years.

This instrument prepared without benefit of title examination, title insurance or attorney's opinion of title.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


To Have and to Hold, the same in fee simple forever

And the grantor hereby covenants with grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.




**In Witness Whereof**, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

  
Witness Name: Ruth H. Davis

  
Witness Name: James J. Taylor Jr.

COLUMBIA GRAIN & INGREDIENTS LLC, a Florida  
limited liability company

By   
Jack E. Hazen  
Its Vice President

State of Florida  
County of Bradford

The foregoing instrument was acknowledged before me this 13th day of December, 2007, by Jack E. Hazen, as vice president of Columbia Grain & Ingredients LLC, for an on behalf of said limited liability company, who  is personally known or  has shown a driver license as identification.

[Notary Seal]



**James J. Taylor, Jr.**  
Commission # DD582501  
Expires October 1, 2010  
Bonded Troy Fair - Insurance, Inc 800-345-7019

  
Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

EXHIBIT A

Parcel 1

TOWNSHIP 3 SOUTH - RANGE 16 EAST

Sections 18 & 19: Commence at the Southeast Corner of the SW $\frac{1}{4}$  of Section 18, Township 3 South, Range 16 East, Columbia County, Florida and run N89°23'30"W along the South line of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 18 a distance of 330.00 feet for a POINT OF BEGINNING; thence N0°21'22"E, 376.77 feet to the South Right of Way of Fairfield Road; thence S81°42'30"E along said South Right of Way line of Fairfield Road 93.66 feet to the Point of Curve of a curve concave to the right having a radius of 5897.58 feet; thence Southeasterly along the arc of said curve 621.52 feet; thence S0°21'22"W, 548.81 feet; thence N89°23'30"W, 702.96 feet; thence N0°21'22"E 300.00 feet to the POINT OF BEGINNING.

Parcel 2

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTIONS 18 & 19: Part of the SE $\frac{1}{4}$  and part of the SW $\frac{1}{4}$  of Section 18, and part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  and part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 19, all in Township 3 South, Range 16 East, Columbia County, Florida for POINT OF BEGINNING; commence at the Southeast corner of said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , thence run S 88°48'45"W along the South line of said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , a distance of 1245.48 feet to the East right of way line of County Road No. 135 (Neagels Road), a 66 foot right of way; thence run N 00°18'35"E along said East right of way line, a distance of 1260.35 feet; thence continue along said East right of way line, North 01°58'22"W, a distance of 532.33 feet to the South right of way line of Fairfield Road, a 50 foot right of way; thence run S 81°02'30"E along said South right of way line; a distance of 1141.30 feet to the Point of Curve of a curve concave Southwesterly have a radius of 5897.58 feet; thence run along and around said curve, a chord bearing and distance of S 73°29'15"E, 1686.47 feet to the East line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; thence run S 00°54'22"E along said East line a distance of 1180.90 feet; thence run N 87°31'05"W along the South line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , a distance of 1409.69 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

SECTIONS 18 & 19: Commence at the Southeast corner of the SW $\frac{1}{4}$  of Section 18, Township 3 South, Range 16 East, Columbia County, Florida, and run N 89°23'30"W along the South line of the SE $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 18 a distance of 330.00 feet for a POINT OF BEGINNING; thence N 0°21'22"E, 376.77 feet to the South right of way of Fairfield Road; thence S 81°42'30"E along said South right of way line, Fairfield Road 93.66 feet to the Point of Curve of a curve concave to the right having a radius of 5897.58 feet; thence Southeasterly along the arc of said curve 621.52 feet; thence S 0°21'22"W, 548.81 feet; thence N 89°23'30"W, 702.96 feet; thence N 0°21'22"E, 300 feet to the POINT OF BEGINNING.

Parcel 2 continued

ALSO LESS AND EXCEPT:

Part of the SE $\frac{1}{4}$  of Section 18 and part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 19, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: For POINT OF BEGINNING, commence at the Southeast Corner of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , thence run N 87°31'09"W along the South Line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , a distance of 349.24 feet; thence run N 00°54'22"W, a distance of 1313.94 feet to the Southerly right-of-way line of Fairfield Road, said right-of-way line being in a curve concaved South-westerly, having a radius of 3897.58 feet; thence run along and around said curve, a chord bearing and distance of S 67°07'04"E, 381.00 feet; thence run S 00°54'22"E along the East line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , a distance of 1180.88 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

Part of the Southeast 1/4 of Section 18 and part of the Northwest 1/4 of the North-east 1/4 of Section 19, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: For Point of Reference commence at the Southwest Corner of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ , thence run S 87°31'09"E, a distance of 373.20 feet; thence run N 00°21'22"E, a distance of 742.03 feet to the POINT OF BEGINNING; thence continue N 00°21'22"E, a distance of 791.34 feet to the South right-of-way line of Fairfield Road, said South right-of-way line being in a curve concaved Southwesterly having a radius of 3897.58 feet; thence run along and around said curve, a chord bearing and distance of S 72° [redacted] feet; thence run S 00°54'22"E, a distance of 549.20 feet; thence run N 89°23'30"W, a distance of 669.94 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 19: Part of the NE $\frac{1}{4}$  of the NW $\frac{1}{4}$  of Section 19, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: For POINT OF BEGINNING commence at the Southeast corner of said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence run S 88°45'43"W along the South line of said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ , a distance of 1245.48 feet to the East right-of-way line of County Road No. 135; thence run N 00°18'33"E along said East right-of-way line, a distance of 600.00 feet; thence run N 88°45'43"E, a distance of 1245.97 feet to the East line of said NE $\frac{1}{4}$  of the NW $\frac{1}{4}$ ; thence run S 00°21'22"W along said East line, a distance of 600.00 feet to the POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 19: Part of the NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  of Section 19, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: For POINT OF BEGINNING commence at the Southwest corner of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$ ; thence run N 00°21'22"E along the West line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  a distance of 932.35 feet; thence run S 89°23'30"E a distance of 372.94 feet; thence run S 00°21'22"W a distance of 202.53 feet; thence run S 89°23'30"E a distance of 669.94 feet; thence run S 00°54'22"E a distance of 764.73 feet; thence run N 87°31'09"W along the South line of said NW $\frac{1}{4}$  of the NE $\frac{1}{4}$  a distance of 1060.48 feet to the POINT OF BEGINNING.