

RECORD AND RETURN TO:

Frank E. Miller, Esquire
Gunster
1 Independent Drive, Suite 2300
Jacksonville, FL 32202

PREPARED BY:

Mary A. Robison, Esquire (KDB)
Fisher, Tousey, Leas & Ball, P.A.
501 Riverside Avenue, Suite 600
Jacksonville, Florida 32202

Real Estate Assessment No.: 03-6S-17-09556-001

**NOTE TO CLERK: CONSIDERATION ON THIS TRANSFER IS IN THE AMOUNT OF \$1,550,000.00.
DOCUMENTARY STAMP TAX IN THE AMOUNT OF \$10,850.00 IS BEING PAID ON THIS TRANSFER.**

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 8th day of October, 2021,
between WJSJRS FAMILY, LLC, a Florida limited liability company, the address for which is
3101 West US Highway 90, Suite 201, Lake City, Florida 32055, party of the first part, and THE
KINJAC CORPORATION, a Florida corporation, the address for which is 197 SW Waterford
Court, Lake City, Florida 32025, party of the second part.

W I T N E S S E T H:

That the party of the first part, for and in consideration of the sum of Ten Dollars and other
good and valuable consideration, to it in hand paid by the party of the second part, the receipt and
adequacy of which is hereby acknowledged, has granted, bargained and sold to the party of the
second part, its successors and assigns forever, that real property located in Columbia County,
Florida, which is described on Exhibit A attached hereto and made a part hereof, subject to the
matters identified on Exhibit B attached hereto and made a part hereof, provided this mention shall
not serve to reimpose any covenants, conditions or restrictions referenced therein.

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

To have and to hold the same in fee simple forever.

And the party of the first part hereby covenants with the party of the second part that the
party of first part is lawfully seized of said land in fee simple; that the party of the first part has
good right and lawful authority to sell and convey said land; that the party of the first part does
hereby fully warrant the title to said real property, and will defend same against the lawful claims
of all persons whomsoever claiming by, through or under the party of the first part, but no others.

IN WITNESS WHEREOF, the undersigned has hereunto set her hand and seal on behalf of the party of the first part as of the day and year first above written.

WITNESSED BY:

WJSJRS FAMILY, LLC, a Florida limited liability company

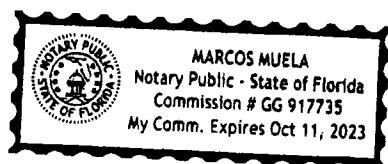
Sign: [Signature]
Print Name: Charles L. Zolner

By: [Signature]
Josephine R. Streicher, Manager

Sign: [Signature]
Print Name: Charles L. Zolner

STATE OF FLORIDA
COUNTY OF BROWARD

The foregoing instrument was acknowledged before me by means of [NOTARY MUST CHECK ONE BOX] ☒ physical presence or ☐ online notarization, this 7th day of OCTOBER, 2021, by Josephine R. Streicher, as Manager of WJSJRS FAMILY, LLC, a Florida limited liability company, on behalf of the company [NOTARY MUST CHECK ONE BOX AND COMPLETE RELEVANT INFORMATION] ☒ who is personally known to me or ☐ who has produced a current _____ (state) driver's license as identification.



Signature: [Signature]
Printed Name: MARCOS MUELA
NOTARY PUBLIC, State of Florida
Commission Number: GG 917735

EXHIBIT A

PARCEL 1:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 3: COMMENCE at the Southwest corner of the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run thence North 01°01'55" West along the West line of said Northeast 1/4, 30.00 feet to the North Right-of-Way line of Herlong Road (formerly Otis Howell Road); thence North 88°45'00" East along said North Right-of-Way line, 419.55 feet; thence North 00°26'34" East, 186.00 feet; thence North 87°25'54" East, 92.73 feet to the POINT OF BEGINNING; thence continue North 87°25'54" East a distance of 394.57 feet; thence North 00°46'06" West, 124.69 feet; thence North 06°18'17" West, 130.83 feet; thence South 87°25'30" West, 376.41 feet; thence South 00°28'16" West, a distance of 255.50 feet to the POINT OF BEGINNING. Being and lying in the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida.

TOGETHER WITH a non-exclusive perpetual easement for vehicular and pedestrian ingress and egress and for utility lines over and across the following described parcel:

A parcel of land 60 feet in width lying North of a line described as follows: COMMENCE at the Southwest corner of the Northeast 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and run thence North 87°25'54" East along the South line of said Northeast 1/4, 862.43 feet; thence North 00°53'26" West, 324.64 feet; thence North 06°24'06" West, 116.80 feet; thence North 87°25'54" East, 137.50 feet; thence North 75°09'40" East, 168.78 feet to the West right-of-way line of State Road No. 25 (U.S. Highway 41 & 441) to the POINT OF BEGINNING of said line; thence South 75°09'40" West 168.78 feet; thence South 87°25'54" West, 137.50 feet; thence South 87°25'54" West, 370.00 feet.

PARCEL 2:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 3: COMMENCE at the Southwest corner of the Northeast 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run thence North 87°25'54" East along the South line of said Northeast 1/4, 862.43 feet, thence North 00°53'26" West, 200.00 feet to the POINT OF BEGINNING, thence continue North 00°53'26" West, 124.64 feet, thence North 06°24'06" West, 116.80 feet, thence North 87°25'54" East, 137.50 feet, thence North 75°09'40" East, 168.78 feet to the West right-of-way line of State Road No. 25 (U.S. Hwy 41 & 441); thence South 06°24'06" East along said West right-of-way line, 102.50 feet; thence South 00°53'26" East along said West right-of-way line, 173.51 feet; thence South 87°25'54" West, 300.00 feet to the POINT OF BEGINNING.

PARCEL 3:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 3: COMMENCE at the intersection of the North Right-of-Way line of Herlong Road (formerly Otis Howell road) and the West Right-of-Way line of U.S. No. 41 and run thence North 00°53'26" West along said West Right-of-Way line, 373.51 feet; thence North 06°24'06" West, still along said West Right-of-Way line, 104.36 feet to the POINT OF BEGINNING; thence South 75°13'56" West, 168.93 feet; thence South 87°23'26" West, 137.59 feet; thence North 06°18'17" West, 13.96 feet to the South edge of an asphalt drive; thence North 86°32'00" East, along said South edge of asphalt drive, 108.88 feet; thence North 76°38'17" East, still along said South edge of asphalt drive 120.85 feet; thence North 84°14'06" East still along said South edge of asphalt drive, 35.91 feet; thence South 86°13'11" East, still along said South edge of asphalt drive, 40.44 feet to the POINT OF BEGINNING. Being and lying in the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida.

Real Estate Assessment No.: 03-6S-17-09556-001

EXHIBIT B

Permitted Encumbrances

1. Taxes and assessments for the year 2021 and subsequent years, which are not yet due and payable.
2. Easement reserved in Warranty Deed recorded in Book 922, Page 2493.
3. Easement reserved in Warranty Deed recorded in Book 922, Page 2496.
4. Easement recorded in Book 261, Page 271.
5. Easement to Clay Electric Cooperative recorded in Book 733, Page 345 and Book 733, Page 346.
6. Easement to Clay Electric Cooperative recorded in Book 794, Page 862.
7. Easement recorded in Book 722, Page 712.
8. Utility Easement recorded in Book 1234, Page 118.

THIS DOCUMENT PREPARED
BY AND RETURN TO:
FRANK E. MILLER, ESQUIRE
GUNSTER YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

Parcel Identification Number 03-6S-17E-09560-004
Consideration: \$0.00

QUIT CLAIM DEED

THIS DEED is made as of the 23rd day of June, 2022, by and between **VERLON WEBB ANTIQUES, INC.**, a Florida corporation, f/k/a WEBB'S MALL, INC., whose address is 245 SW Webbs Gln, Lake City, Florida 32024 (hereinafter the "Grantor"), and in favor of **THE KINJAC CORPORATION**, a Florida corporation, whose address 197 SW Waterford Court, Lake City, Florida 32025 (the "Grantee").

WITNESSETH, that Grantor, for valuable consideration which is hereby acknowledged, does hereby release, remise, and quit claim unto Grantee, his successors and assigns forever all of its right, title, interest, claim and demand, if any, in the land, situate, lying and being in Columbia County, Florida, as more particularly described as follows:

See attached Exhibit "A"

TO HAVE AND TO HOLD the Property, together with the hereditaments and appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the benefit of the Grantee, its heirs, successors and assigns forever. Grantor also conveys and quit claims to Grantee any and all past, present, or future after acquired title or interest in or with respect to the above described Property, including all reversionary and remainder interests or title to or respecting the same.

THIS QUIT CLAIM DEED IS BEING GIVEN TO QUIT CLAIM ANY OF GRANTOR'S INTEREST IN THE PROPERTY DESCRIBED HEREIN AND IS RECORDED CONTEMPORANEOUSLY WITH A SPECIAL WARRANTY DEED FROM GRANTEE ON WHICH DOCUMENTARY STAMPS FOR THE ENTIRE CONSIDERATION WERE AFFIXED. NO ADDITIONAL CONSIDERATION WAS PAID FOR THIS CONVEYANCE AND ACCORDINGLY ONLY MINIMUM DOCUMENTARY STAMP TAXES ARE DUE ON THIS CONVEYANCE.

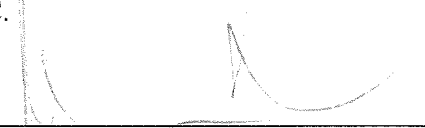
IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
In the presence of:


Print Name: Clerk Martin


Print Name: Brianne Quinn

VERLON WEBB ANTIQUES, INC., a
Florida corporation, f/k/a WEBB'S MALL,
INC.

By: 
Verlon Webb
President

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization this 7th day of March, 2022, by **Verlon Webb**, the President of
VERLON WEBB ANTIQUES, INC., a Florida corporation, f/k/a WEBB'S MALL, INC., on
behalf of the Corporation.



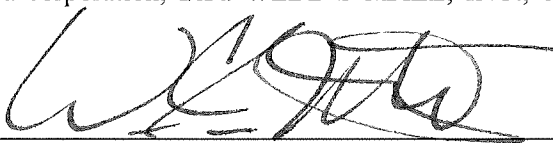

(Print Name _____)
NOTARY PUBLIC
State of Florida
Commission # _____
My Commission Expires: _____
Personally known ☒ or Produced I.D. [☐]
[check one of the above]
Type of Identification Produced _____

Exhibit "A"

PARCEL 1:

Commence at the Southwest corner of the Northeast 1/4 of said Section 3, Township 6 South, Range 17 East, and run North 01°01'55" West along the West line thereof, 563.97 feet for a Point of Beginning; thence continue North 01°01'55" West along said West line, 669.07 feet; thence South 89°58'09" East, 542.76; thence South 00°26'34" West, 668.98 feet; thence North 89°58'09" West 525.95 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive perpetual easement with the right to build and maintain a road and the further right to locate utility lines in said easement area, described as follows:

Parcel A:

A parcel 40 feet in width lying East of a line described as follow:

Commence at the Southwest corner of the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, and run North 01°01'55" West along said West line, 1233.04 feet; thence South 89°58'05" East, 542.76 feet to the Point of Beginning of said line; thence South 00°26'34" West, 800.00 feet to the point of termination of said line.

Parcel B:

A parcel of land 60 feet in width lying North of a line described as follows:

Commence at the Southwest corner of the Northeast 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and run thence North 87°25'54" East along the South line of said Northeast 1/4, 862.43 feet; thence North 00°53'26" West, 324.64 feet; thence North 06°24'06" West, 116, 80 feet; thence North 87°25'54" East, 137.50 feet; thence North 75°09'40" East, 168.78 feet to the West right of way line of State Road No. 25 (U.S. Highway 41 & 441) to the Point of Beginning of said line; thence South 75°09'40" West, 168.78 feet; thence South 87°25'54" West, 137.50 feet; thence South 87°25'54" West, 330.00 feet, more or less to the Southeast corner of the easement parcel described in (A) above.

Warranty Deed in Official Records Book 845-409:

Parcel 1:

A part of the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the said Northeast 1/4 and run North 01°01'55" West along the West line thereof, 30.0 feet to a concrete monument on the North right of way line of Herlong Road for a Point of Beginning; thence continue North 01°01'55" West, 553.97 feet; thence South 89°58'09" East, 525.95 feet; thence South 00°26'34" West, 334.33 feet; thence South 87°25'54" West, 92.73 feet; thence South 00°26'34" West, 186.0 feet to the said North

right of way; thence South 88°45'00" West along said right of way, 419 feet to the Point of Beginning.

Less and Except that part of the following parcel lying within the above-described parcel:
Commence at the Southwest corner of the Northeast 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run North 01°01'55" West along the West line of said Northeast 1/4, 30.0 feet to the North right of way line of Howell Road; thence North 88°45' East along said North right of way line, 373.49 feet to the Point of Beginning; thence continue North 88°45' East along said North right of way line, 46.06 feet; thence North 00°26'34" East, 186.00 feet; thence North 87°25'54" East, 92.73 feet; thence North 00°26'34" East, 254.24 feet; thence North 89°58'09" West, 138.65 feet; thence South 00°26'34" West, 445.47 feet to the Point of Beginning.

Parcel 2:

A part of the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the said Northeast 1/4 and run North 01°01'55" West along the West line thereof, 1233.04 feet for a Point of Beginning; thence continue North 01°01'55" West, 681.45 feet to a concrete monument on the Southwesterly right of way of Interstate 75, said point being on a curve to the Northeast; thence along the arc of said curve whose chord bearing is South 49°05'15" East for a chord distance of 111.18 feet to a concrete monument; thence continue along the arc of said curve on a chord bearing of South 52°52'56" East for a chord distance of 292.43 feet; thence South 47°46' East, 323.95 feet; thence South 00°26'34" West, 214.60 feet; thence North 89°58'09" West, 542.76 feet to the Point of Beginning.

Less and Except that part of the following parcel lying within the above-described parcel:

A strip of land 10 feet in width to the left of a line described as follows: Commence at the Southwest corner of the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and run thence North 01°01'55" West along the West line of said Northeast 1/4, 30.00 feet to the North right of way line of Howell Road (Herlong Road); thence North 88°45'00" East along said North right of way line, 419.55 feet; thence North 00°26'34" East, 186.00 feet; thence North 87°25'54" East, 92.73 feet; North 00°26'34" East, 1003.14 feet; thence South 89°57'10" East, 238.45 to the Point of Beginning of the Southwesterly right of way line of Interstate No. 75; thence North 47°46'00" West along said right of way, 643.76 feet to a point of a curve, said curve having a radius of 2226.83 feet and a central angle of 04°25'44"; thence Northwesterly along said curve, 172.13 feet; thence South 37°07'04" West, 112.03 feet to the termination of said line.

Parcel 3:

A part of the Northeast 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of the Northeast 1/4, run North 01°01'55" West along West line, 1914.49 feet to Westerly right of way of I-75; run South along the Westerly right of way, 727.56 feet to the Point of Beginning; run South 00°26'34" West, 261 feet; run South 89°58'09" East to Westerly right of way of I-75; run Northwesterly along said right of way of I-75 to Point of Beginning.

This Instrument Was Prepared By
and Record and Return To:

Kathryn Saft, Esq.
Greenspoon Marder LLP
201 E. Pine Street, Suite 500
Orlando, FL 32801

Property Appraiser
Identification No. 03-6S-17-09556-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 17th day of January, 2023, between **WESTGATE RESORTS, LTD**, a Florida limited partnership (the "Grantor"), whose mailing address is 5601 Windhover Drive, Orlando, Florida 32819, and **THE KINJAC CORPORATION**, a Florida corporation (the "Grantee"), whose mailing address is 197 SW Waterford Court, Lake City, Florida 32025.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee the real property (the "Property") located in Columbia County, Florida, and more particularly described in Exhibit A attached hereto and made a part hereof.

SUBJECT ONLY TO the matters set forth in Exhibit B attached hereto and made a part hereof.

TOGETHER with all improvements situated on the Property and all the rights, easements, privileges, tenements, hereditaments and appurtenances belonging or in any way appertaining to the Property, including any right, title and interest of Grantor in and to any and all roads, alleys, streets and rights-of-way bounding the Property and all strips or gores.

TO HAVE AND TO HOLD the same in fee simple forever.

AND GRANTOR hereby covenants with 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; and that Grantor does hereby warrant the title to the Property and will

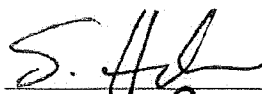
defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other, subject to the matters set forth in Exhibit B hereto.

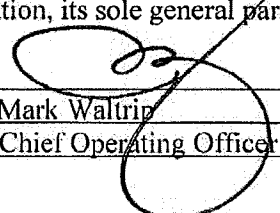
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed by its duly authorized manager/member on the day and year first above written.

Signed, sealed and delivered in the presence of:

WESTGATE RESORTS, LTD,
a Florida limited partnership

By: Westgate Resorts, Inc., a Florida corporation, its sole general partner


Print Name: Sarah Hammock

By: 
Name: Mark Waltrip
Title: Chief Operating Officer


Print Name: Karen Diaz

ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 17th day of January, 2023, by Mark Waltrip, on behalf of Westgate Resorts, Ltd., as its authorized representative. He is personally known to me or has produced _____ as identification.



MARIA E. SANTIAGO
Commission # HH 158071
Expires October 31, 2025
Bonded Thru Budget Notary Services

NOTARY PUBLIC


Print Name: Maria E Santiago

(AFFIX NOTARIAL SEAL)

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FL, AND IS DESCRIBED AS FOLLOWS:

TOWNSHIP 6 SOUTH - RANGE 17 EAST

SECTION 3: COMMENCE at the Southwest corner of the NE 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run thence N 87°25'54" E along the South line of said NE 1/4, 1162.43 feet to the West Right-of-Way line of State Road No. 25; thence N 00°53'26" W along said West Right-of-Way line, 373.51 feet; thence N 06°24'06" W along said West Right-of-Way line, 102.50 feet to the POINT OF BEGINNING; thence North 86°18'58" West a distance of 40.48 feet; thence South 84°02'49" West a distance of 35.86 feet; thence South 76°29'31" West a distance of 120.78 feet; thence South 86°24'48" West a distance of 108.91 feet; thence South 87°17'19" West a distance of 376.35 feet; thence North 00°20'21" East a distance of 747.80 feet; thence North 89°56'48" East a distance of 237.93 feet to a point on the Southwesterly Right-of-Way line of State Road 93 (Interstate 75); thence South 47°51'00" East along said Southwesterly Right-of-Way line of State Road 93 (Interstate 75) a distance of 372.50 feet to the point of curve of a curve concave to the Southwest having a radius of 437.59 feet and a central angle of 44°13'17"; thence Southeasterly along the arc of said curve a distance of 337.74 feet to the end of said curve, said point being the end of Limited Access Right-of-Way of State Road 93 (Interstate 75) and the beginning of the Westerly Right-of-Way line of State Road 25 (U.S. Highway 41); thence South 06°19'43" East along said Westerly Right-of-Way line of State Road 25 (U.S. Highway 41) a distance of 87.63 feet; thence South 06°24'06" East still along said Westerly Right-of-Way line of State Road 25 (U.S. Highway 41) a distance of 60.69 feet to the POINT OF BEGINNING.

AND ALSO COMMENCE at the Southwest corner of the NE 1/4, Section 3, Township 6 South, Range 17 East, Columbia County, Florida and run thence N 87°25'54" E along the South line of said NE 1/4, 1162.43 feet to the West Right-of-Way line of State Road No. 25; thence N 00°53'26" W along said West Right-of-Way line, 373.51 feet; thence N 06°24'06" W along said West Right-of-Way line, 163.19 feet; thence N 06°19'43" W still along said West Right-of-Way line, 87.63 feet to the beginning of the Limited Access Right-of-Way line of State Road 93 (I-75) and the point of curve of a curve concave to the West having a radius of 437.59 feet and a central angle of 44°13'17"; thence Northwesterly along the arc of said curve, being also the Southwesterly Right-of-Way line of State Road 93 (Interstate 75), a distance of 337.74 feet to the end of said curve; thence North 47°51'00" West along said Southwesterly Right-of-Way line of State Road 93 (Interstate 75), a distance of 372.50 feet to the POINT OF BEGINNING; thence South 89°56'48" West a distance of 14.99 feet; thence North 47°51'00" West along a line 10 feet Southwesterly of and parallel to the Southwesterly Right-of-Way line of State Road 93 (Interstate 75) a distance of 631.47 feet to a point on a curve concave to the Northeast having a radius of 3024.79 feet and a central angle of 02°20'37"; thence Northwesterly along the arc of said curve and still along said parallel line a distance of 123.73 feet to the end of said curve; thence S 59°18'37" W, 135.13; thence N 30°41'23" W, 10.00 feet; thence N 59°18'37" E, 141.79 feet to a point on the Southwesterly Right-of-Way line of State Road 93 (Interstate 75), said point also being a point on a curve concave to the Northeast having a radius of 3014.79 feet and a central angle of 02°28'59"; thence Southeasterly along the arc of said curve, being also said Southwesterly Right-of-Way line of State Road 93 (I-75), a distance of 130.66 feet to the end of said curve; thence S 47°51'00" E still along said Southwesterly Right-of-Way line of State Road 93 (Interstate 75) a distance of 643.26 feet to the POINT OF BEGINNING.

EXHIBIT B

Real estate taxes for calendar year 2023 and all subsequent calendar years, zoning and other governmental regulations, and conditions, restrictions, limitations and easements of record, if any, but this reference shall not operate to re-impose the same.

PREPARED BY AND RETURN TO:
FRANK E. MILLER, ESQUIRE
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 16th day of November, 2021, by **VERLON WEBB ANTIQUES, INC.**, a Florida corporation, f/k/a WEBB'S MALL, INC., whose address is 245 SW Webbs Gln, Lake City, Florida 32024 hereinafter called the Grantor, to **THE KINJAC CORPORATION**, a Florida corporation, whose address 197 SW Waterford Court, Lake City, Florida 32025 hereinafter called the Grantee.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its legal representatives and assigns, all that certain real property situate in Columbia County, Florida, as described on Exhibit "A" attached hereto.

Portion of Parcel Identification Number 03-6S-17E-09560-004

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

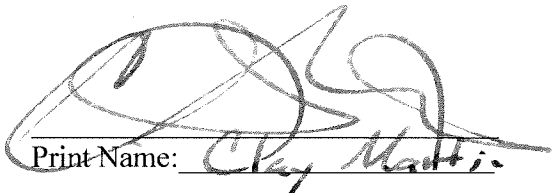
TO HAVE AND TO HOLD, the same in fee simple forever.

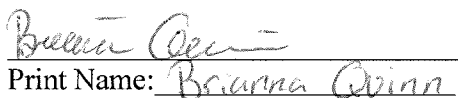
And the Grantor hereby covenants with Grantee that, except as set forth below, Grantor is lawfully seized of said property in fee simple; that the Grantor has good, right and lawful authority to sell and convey said property; that except as referenced below, said property is free from all encumbrances; that Grantee shall have peaceable and quiet possession thereof; and that Grantor hereby fully warrants the title to said property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

This conveyance is subject to covenants, easements and restrictions of record (but such reference shall not act to reimpose same) and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

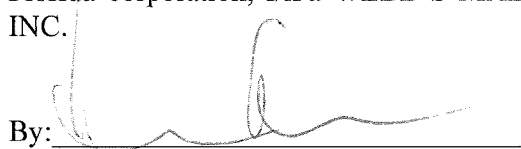
IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
In the presence of:


Print Name: Clay Martin


Print Name: Brianna Quinn

VERLON WEBB ANTIQUES, INC., a
Florida corporation, f/k/a WEBB'S MALL,
INC.

By: 
Verlon Webb
President

STATE OF FLORIDA

COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☐ physical presence
or ☐ online notarization this 16th day of November, 2021, by **Verlon Webb**, the President of
VERLON WEBB ANTIQUES, INC., a Florida corporation, f/k/a WEBB'S MALL, INC., on
behalf of the Corporation.



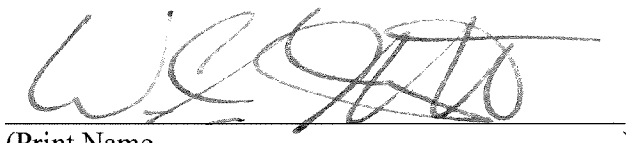

(Print Name _____)
NOTARY PUBLIC
State of Florida
Commission # _____
My Commission Expires: _____
Personally known ☐ or Produced I.D. ☐
[check one of the above]
Type of Identification Produced _____

EXHIBIT "A"
(Legal Description)

DESCRIPTION:

A portion of the Northeast Quarter (NE 1/4) of Section 3, Township 6 South, Range 17 East, being a portion of those lands described in Parcel 1 of O.R. Book 845, Page 409, and a portion of those lands described in O.R. Book 808, Page 1214 of the public records of Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Southwest corner of the Northeast 1/4 of said Section 3; thence North 01°09'30" West along the west line of the Northeast Quarter (NE 1/4) of said Section 3 a distance of 30.00 feet to a rebar marking the intersection of said west line with the northerly right of way line of Herlong Road (formerly Otis Howell Road); thence North 88°39'26" East along said northerly right of way line a distance of 174.71 feet to a rebar marking the POINT OF BEGINNING of the following described parcel; thence North 00°01'38" West a distance of 571.90 feet to a rebar; thence South 89°52'31" East a distance of 340.73 feet to a rebar on the east line of said O.R. Book 808, Page 1214; thence South 00°20'39" West along said east line and the east line of said Parcel 1 of O.R. Book 845, Page 409 a distance of 119.64 feet to a rebar marking the northeast corner of those lands described in O.R. Book 1246, Page 657 of said public records; thence South 89°34'20" West a distance of 138.74 feet to a concrete monument marking the northwest corner of said O.R. Book 1246, Page 657; thence South 00°17'42" West a distance of 445.83 feet to a rebar on the northerly right of way line of said Herlong Road, marking the southwest corner of said O.R. Book 1246, Page 657; thence South 88°39'26" West along said northerly right of way line a distance of 198.76 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in Columbia County, Florida.

PREPARED BY AND RETURN TO:
FRANK E. MILLER, ESQUIRE
GUNSTER, YOAKLEY & STEWART, P.A.
ONE INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FL 32202

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of the 28th day of September, 2022, by **JOHNSON & JOHNSON, INC.**, a Florida corporation, a/k/a Johnson and Johnson, Inc., whose address is 197 SW Waterford Court, Lake City, Florida 32025 hereinafter called the Grantor, to **THE KINJAC CORPORATION**, a Florida corporation, whose address 197 SW Waterford Court, Lake City, Florida 32025 hereinafter called the Grantee.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its legal representatives, successors and assigns, all that certain real property situate in Columbia County, Florida, described on Exhibit "A" attached hereto.

Parcel Identification Number: 09560-001

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 Grantor hereby covenants with Grantee that except as set forth below, at the time of the delivery of this deed, the property was free from all encumbrances made by Grantor; and that Grantor will warrant and defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

This conveyance is subject to covenants, easements and restrictions of record and to ad valorem taxes levied or which may become a lien subsequent to December 31 of the calendar year next preceding the date hereof.

IN WITNESS WHEREOF, this deed has been executed as of the date first above written.

Signed, sealed and delivered
In the presence of:

JOHNSON & JOHNSON, INC., a Florida corporation

Kevin R Ryan
Print Name: Kevin R Ryan

By: *Elizabeth Waring*
Elizabeth Waring
President and Chief Executive Officer

Loise Geiger
Print Name: LOISE GEIGER

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 28 day of September, 2022, by **Elizabeth Waring**, the President and Chief Executive Officer of **JOHNSON & JOHNSON, INC.**, a Florida corporation, on behalf of the Corporation.

Leslie Cadmus
(Print Name Leslie Cadmus)
NOTARY PUBLIC
State of Florida
Commission # HH065332
My Commission Expires: 3/6/2025
Personally known ☒ or Produced I.D. ☐
[check one of the above]
Type of Identification Produced _____

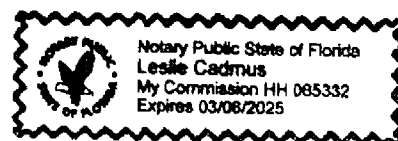


EXHIBIT "A"
(Legal Description)

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST: Commence at the SW corner of the NE 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and run North 87° 25' 54" East along the South line of said NE 1/4 a distance of 370.97 feet to the Point of Beginning, thence North 00° 26' 34" East, 200.17 feet, thence North 87° 25' 54" East, 487.42 feet, thence South 00° 42' 47" East, 200.00 feet to a point on the South line of said NE 1/4 of Section 3, thence South 87° 25' 54" West along the said South line 491.46 feet to the Point of Beginning. Less and Except Road Right of Way, IN COLUMBIA COUNTY, FLORIDA.

BM 0866 PG 2069

OFFICIAL RECORDS

WARRANTY DEED

Documentary Stamp **\$36,015.00**
Intangible Tax **6**
P. DeWitt Cason
Clerk of Court
By **MCK** D.C.

THIS INDENTURE, made this 1st day of October, 1998, between

BEHRENWALD ENTERPRISES, INC., a Florida corporation, whose mailing address is Post Office Box 3655, Lake City, Florida 32056-3655, (as to Parcels 1 through 5), and **D & S OF COLUMBIA COUNTY, INC.**, a Florida corporation, whose mailing address is Post Office Box 3655, Lake City, Florida 32056-3655, (as to Parcels 6 and 7), collectively hereinafter called the Grantor, to **JOHNSON & JOHNSON, INC.**, a Florida corporation, whose mailing address is Post Office Box 157, Madison, Florida 32341, hereinafter called the Grantee:

W I T N E S S E T H:

That said grantor, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations 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, successors and assigns forever, the following described land, situate, lying and being in Columbia and Suwannee County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE CONSISTING OF SEVEN (7) SEPARATE PARCELS.

N.B. This deed is given subject to all easements, restrictions, reservations and limitations of record, if any, and outstanding mineral rights of record, if any. Also subject to ad valorem taxes and non-ad valorem assessments accruing subsequent to December 31, 1997. Also subject to mortgages or other encumbrances specifically described as to each parcel number.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claim of all persons whatsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Robin Smitley

Witness

Robin Smitley

Print or type name

Diane S. Edenfield

Witness

DIANE S. EDENFIELD

Print or type name

BEHRENWALD ENTERPRISES, INC.

By: [Signature]
Steven S. Behrenwald, President

(CORPORATE SEAL)

Signed, sealed and delivered
in the presence of:

Robin Smitley

Witness

Robin Smitley

Print or type name

Diane S. Edenfield

Witness

DIANE S. EDENFIELD

Print or type name

D & S OF COLUMBIA COUNTY, INC.

By: [Signature]
Steven S. Behrenwald, President

(CORPORATE SEAL)

BK 0866 PG 2071

STATE OF FLORIDA
COUNTY OF COLUMBIA

OFFICIAL RECORDS

The foregoing instrument was acknowledged before me this 1st day of October, 1998, by **STEVEN S. BEHRENWALD**, as President of **BEHRENWALD ENTERPRISES, INC.**, a Florida corporation, on behalf of the corporation, and who is personally known to me.

Diane S. Edenfield
Notary Public, State of Florida

(NOTARIAL
SEAL)



Diane S. Edenfield
MY COMMISSION # CC734169 EXPIRES
May 26, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1st day of October, 1998, by **STEVEN S. BEHRENWALD**, as President of **D & S OF COLUMBIA COUNTY, INC.**, a Florida corporation, on behalf of the corporation, and who is personally known to me.

Diane S. Edenfield
Notary Public, State of Florida

(NOTARIAL
SEAL)



Diane S. Edenfield
MY COMMISSION # CC734169 EXPIRES
May 26, 2002
BONDED THRU TROY FAIR INSURANCE, INC.

My Commission Expires:

**EXHIBIT "A" TO
WARRANTY DEED DATED OCTOBER 1, 1998 OFFICIAL RECORDS
FROM BEHRENWALD ENTERPRISES, INC. AND
D & S OF COLUMBIA COUNTY, INC., AS GRANTORS, TO
JOHNSON & JOHNSON, INC., AS GRANTEE**

**Parcel 1
Columbia County, Florida
Owned by Behrenwald Enterprises, Inc.**

TOWNSHIP 6 SOUTH, RANGE 17 EAST

Section 3: A part of the NE 1/4 of NE 1/4, Section 3, Township 6 South, Range 17 East, more particularly described as follows: Commence at the Northeastern Corner of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and run S 88°15'56" W along the North line of Section 3, a distance of 1337.0 feet to a point on the centerline of State Road No. 25 (U.S. Highway No. 41 and 441), thence S 1°33'04" E along the centerline of said Highway 490.10 feet; thence N 88°26'56" E, 60.31 feet to the **POINT OF BEGINNING**, said point being on the East right-of-way line of State Road No. 25 (U.S. Highway No. 41 and 441) ; thence continue N 88°26'56" E 199.69 feet; thence S 1°33'04" E 175.00 feet; thence S 88°26'56" W, 179.72 feet to a point on the East right-of-way line of said Highway, thence N 8°13'53" W along said East right-of-way line 176.13 feet to the **POINT OF BEGINNING**. Containing .72 acres, more or less.

Tax Parcel No. 03-6S-17-09569-000

SUBJECT TO general permit to Southern Bell Telephone & Telegraph Company dated April 24, 1940, recorded April 21, 1942 in Deed Book 36, page 126, public records of Columbia County, Florida. **ALSO SUBJECT TO** Mortgage held by William Behrenwald or Ruth Behrenwald dated February 27, 1990 recorded in Official Records Book 711, pages 812-815, of the public records of Columbia County, Florida, which said Mortgage the Grantor, Behrenwald Enterprises, Inc., shall timely pay.

Parcel 2
Columbia County, Florida
Owned by Behrenwald Enterprises, Inc.

OFFICIAL RECORDS

TOWNSHIP 6 SOUTH, RANGE 17 EAST

Section 3: Commence at the Southwest Corner of the NE 1/4 of Section 3, Township 6 South, Range 17 East, Columbia County, Florida, and run N 87°25'54" E along the South line of said NE 1/4 a distance of 862.43 feet to the **POINT OF BEGINNING**; thence N 0°53'26" W parallel to the West right-of-way line of State Road No. 25, a distance of 200.00 feet; thence N 87°25'54" E parallel to said South line of NE 1/4 a distance of 300.00 feet to the West right-of-way line of State Road No. 25, thence S 0°53'26" E along said West right-of-way line, State Road No. 25, a distance of 200.00 feet to the South line of said NE 1/4; thence S 87°25'54" W along South line of NE 1/4 a distance of 300.00 feet to the **POINT OF BEGINNING**.

Tax Parcel No. 03-6S-17-09561-000

SUBJECT TO an easement for ingress and egress over and across the Northern portion of the property, as described in the Warranty Deed recorded in Official Records Book 708, page 383-384, of the public records of Columbia County, Florida. **ALSO SUBJECT TO** a Mortgage given by Grantor, Behrenwald Enterprises, Inc., to CNB National Bank dated April 7, 1998, recorded in Official Records Book 856, pages 992-998, of the public records of Columbia County, Florida, which said Mortgage the Grantor, Behrenwald Enterprises, Inc., shall timely pay.

Parcel 3
Columbia County, Florida
Owned by Behrenwald Enterprises, Inc.

TOWNSHIP 5 SOUTH, RANGE 16 EAST

Section 10: Commence at the Northeast corner of Section 10, Township 5 South, Range 16 East, Columbia County, Florida, and run S 01°32'19" E, along the East line of said Section 10, a distance of 1029.51 feet to the **POINT OF BEGINNING**; thence continue S 01°32'19" E, still along said East line, 868.79 feet; thence S 80°04'16 W, 105.00 feet; thence S 01°32'19" E, 210.00 feet to a point on the Northerly right-of-way line of

State Road No. 240, said point being on the arc of a curve concave to the North having a radius of 2814.79 feet and a central angle of 07°58'50" said curve also having a chord bearing of S 85°07'48" W, and a chord distance of 391.75 feet; thence Westerly along the arc of said curve (being also said right-of-way line of State Road No. 240), 392.06 feet to the Point of Tangency of said curve; thence S 89°07'13" W, still along said right-of-way line, 148.05 feet; thence N 01°43'53" E, 228.62 feet; thence S 87°49'13" W, 329.18 feet; thence N 70°16'21" E, 328.30 feet; thence N 01°43'53" E, 150.00 feet; thence S 87°49'13" W, 351.00 feet to a point on the Easterly right-of-way line of State Road No. 47; thence N 14°20'53" E, along said Easterly right-of-way line, 428.95 feet; thence N 87°26'38" E, 771.50 feet; thence N 16°53'16" E, 280.47 feet to the **POINT OF BEGINNING.**

Tax Parcel No.: 10-5S-16-03533-001

SUBJECT TO Mortgage given by Grantor, Behrenwald Enterprises, Inc., to CNB National Bank dated April 7, 1998, recorded in Official Records Book 856, pages 992-998, of the public records of Columbia County, Florida, which said Mortgage the Grantor, Behrenwald Enterprises, Inc., shall timely pay.

Parcel 4
Columbia County, Florida
Owned by Behrenwald Enterprises, Inc.

TOWNSHIP 4 SOUTH, RANGE 17 EAST

Section 17: Lots 1, 2, 3, 4, 5, 6, 7 and 8 of Block C, **OAKWOOD SUBDIVISION**, as per survey and map made by W. W. Nihiser, filed in the office of the Clerk of Circuit Court, Columbia County, Florida, December 1, 1925. Said Oakwood is a subdivision of that part of the E 1/2 of NW 1/4 and S 1/2 of NE 1/4, Section 17, Township 4 South, Range 17 East, lying South of Lake Butler Road and East of State Highway No. 2.

Tax Parcel No.: 17-4S-17-08433-000

SUBJECT TO Mortgage given by Grantor, Behrenwald Enterprises, Inc., to CNB National Bank dated March 21, 1995, recorded in Official Records Book 803, pages 554-558, of the public records of Columbia County,

Florida, which said Mortgage the Grantor, Behrenwald Enterprises, Inc., shall timely pay.

DK 0866 PG 2075

OFFICIAL RECORDS

Parcel 5
Suwannee County, Florida
Owned by Behrenwald Enterprises, Inc.

TOWNSHIP 3 SOUTH, RANGE 15 EAST

Section 16: Part of the SE 1/4 of SW 1/4 of Section 16, Township 3 South, Range 15 East, Suwannee County, Florida, being more particularly described as follows: For a point of reference commence at the Southwest Corner of said SE 1/4 of the SW 1/4; thence run N 00°48'35" W, along the West line of said SE 1/4 of the SW 1/4, a distance of 899.34 feet to the **POINT OF BEGINNING**; thence continue N 00°48'35" W along said West line a distance of 430.81 feet to the Northwest corner of said SE 1/4 of SW 1/4; thence run N 88°32'44" E along the North line of said SE 1/4 of the SW 1/4 a distance of 10.82 feet to the Westerly right of way line of U.S. Highway No. 90; thence run S 42°03'23" E along said Westerly right of way line a distance of 499.41 feet to the West right of way line of County Road No. 137; thence run S 13°43'26" E along said West right of way line a distance of 52.81 feet; thence run S 88°32'44" W a distance of 351.91 feet to the **POINT OF BEGINNING**; And: Part of the SE 1/4 of the SW 1/4 of Section 16, Township 3 South, Range 15 East, Suwannee County, Florida, being more particularly described as follows: For a point of reference commence at the SW corner of said SE 1/4 of the SW 1/4; thence run N 00°48'35" W along the West line of said SE 1/4 of the SW 1/4 a distance of 631.28 feet to the **POINT OF BEGINNING**; thence continue N 00°48'35" W along said West line a distance of 268.06 feet; thence run N 88°32'44" E, a distance of 351.91 feet to the West right of way line of County Road No. 137; thence run S 14°36'31" W along said West right of way line a distance of 278.93 feet; thence run S 88°32'44" W, a distance of 277.74 feet to the **POINT OF BEGINNING**.

Tax Parcel No.: 00380002001

SUBJECT TO Mortgage given by Grantor, Behrenwald Enterprises, Inc., to CNB National Bank dated May 8, 1996, recorded in Official Records Book 581, pages 120-125, of the public records of Suwannee County,

Florida, which said Mortgage the Grantor, Behrenwald Enterprises, Inc., shall timely pay. BK 0866 PG 2076

OFFICIAL RECORDS

Parcel 6
Columbia County, Florida
Owned by D & S of Columbia County, Inc.

TOWNSHIP 4 SOUTH, RANGE 16 EAST

Section 29: A portion of the N 1/2 of Section 29, Township 4 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast corner of said Section 29 and run thence S 00°24'23" W, along the East boundary of said section 76.28 feet to the South right-of-way line of County Road 242 (80' R/W); thence S 89°03'25" W, along said South right-of-way line 456.85 feet to the **POINT OF BEGINNING**; thence S 00°56'35" E, 581.00 feet; thence S 89°03'25" West, 43.46 feet; thence N 48°29'02" W, 600.00 feet to the Southeasterly right-of-way line of State Road No. 247 (100' R/W); thence N 41°30'58" E, along said Southeasterly right-of-way line 150.42 feet to the beginning of a curve, concave Southeasterly and having a radius of 200.00 feet; thence Northeasterly along said curve along said right-of-way line through a central angle of 47°32'28", and arc distance of 165.95 feet to the end of said curve and South right-of-way line of County Road No. 242 (80' R/W); thence N 89°03'25" E, along said right-of-way line 237.02 feet to the **POINT OF BEGINNING**.

Tax Parcel No.: 29-4S-16-03236-002

SUBJECT TO easement recorded at Official Records Book 731, page 676, public records, Columbia County, Florida. **ALSO SUBJECT TO** Mortgage given by Grantor, D & S of Columbia County, Inc., to CNB National Bank dated June 27, 1997, recorded in Official Records Book 841, pages 1394-1400, of the public records of Columbia County, Florida, which said Mortgage the Grantor, D & S of Columbia County, Inc., shall timely pay.

Parcel 7
Columbia County, Florida
Owned by D & S of Columbia County, Inc.

Commence at the Northeast Corner of Block X of the W.H.C. Collins Survey of the Town of Fort White, Columbia County, Florida, an unrecorded plat dated May 1890, and run thence S 40°18'32" W, along the Southeasterly line of said Block X, 282.92 feet to the West right-of-way line of Third Street, thence S 2°21'28" E, along said West right-of-way line, 221.03 feet to the Northerly right-of-way line of State Road No. 20 (U.S. Highway 27) and to a point on a curve, thence Westerly along said North right of way line along said curve concave to the right having a radius of 1115.92 feet along a chord bearing N 75°46'30" W, 156.51 feet to the **POINT OF BEGINNING**, thence continue Westerly along said North right of way line along said curve concave to the right having a radius of 1115.92 feet along a chord bearing N 60°24'53" W, 428.55 feet to the P.C. of said curve, thence N 49°41'28" W, along said North right of way line 28.16 feet, thence N 40°18'32" E, 150.00 feet, thence S 49°41'28" E, 28.16 feet to a point of curve, thence Easterly along said curve concave to the left having a radius of 965.92 feet along a chord bearing S 58°40'41" E, 315.23 feet, thence S 2°21'28" E, 161.73 feet to the **POINT OF BEGINNING**. Containing 1.38 acres, more or less.

Tax Parcel No.: 00-00-00-14339-001

SUBJECT TO Mortgage given by Grantor, Behrenwald Enterprises, Inc., to CNB National Bank dated June 27, 1997, recorded in Official Records Book 841, pages 1394-1400, of the public records of Columbia County, Florida, which said Mortgage the Grantor, D & S of Columbia County, Inc., shall timely pay.

BK 0866 PG 2077
OFFICIAL RECORDS

98-15878

FILED AND RECORDED IN PUBLIC
RECORDS OF COLUMBIA COUNTY, FL

1998 OCT -1 AM 11:34

RECORDED
BY *McK*