

Prepared by:

Matthew G. Breuer, Esquire  
Driver, McAfee, Hawthorne & Diebenow PLLC  
One Independent Drive, Suite 1200  
Jacksonville, Florida 32202

Property Appraiser's Parcel  
Identification (Folio) No. 35-3S-16-02578-002

## SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT, as of June <sup>28</sup>, 2022, **RIMROCK HERITAGE, LLC**, a Florida limited liability company ("**Grantor**"), whose mailing address is 343 NW Cole Terrace, Suite 201, Lake City, Florida 32055, for and in consideration of the sum of Ten Dollars (\$10.00) cash and other good and valuable consideration paid by **GENERATIONS PROPERTIES, LLC**, a Florida limited liability company ("**Grantee**"), whose mailing address is 2806 West US Highway 90, Suite 102, Lake City, Florida 32055, HAS GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents DOES GRANT, BARGAIN, SELL and CONVEY unto Grantee all that certain land situated in Columbia County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated herein by reference, together with all appurtenances thereon or in anywise appertaining thereto and all buildings, structures, fixtures and improvements located thereon (said land, improvements and appurtenances being herein together referred to as the "**Property**").

This conveyance, however, is made and accepted subject to those certain matters set forth in Exhibit "B" attached hereto and incorporated herein by reference (the "**Permitted Exceptions**"), but reference herein shall not serve to reimpose same.

TO HAVE AND TO HOLD the Property unto Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, and Grantor does hereby bind Grantor, and Grantor's heirs, legal representatives, successors and assigns to WARRANT and FOREVER DEFEND, all and singular the Property unto Grantee and Grantee's heirs, legal representatives, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise, subject, however, to the Permitted Exceptions.

Ad valorem taxes for the year of this Deed have been prorated; accordingly, by its acceptance of this Deed, Grantee assumes responsibility to pay all ad valorem taxes on the Property for such year and all subsequent years.


**[signature and exhibits appear on the following pages]**

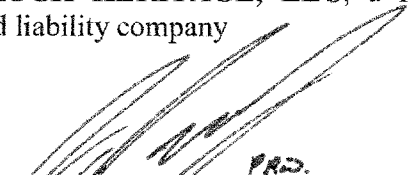
IN WITNESS WHEREOF, Grantor has caused this Special Warranty Deed to be executed as of the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

GRANTOR:

RIMROCK HERITAGE, LLC, a Florida  
limited liability company

  
\_\_\_\_\_  
Print Name: Jennifer Poppell

  
\_\_\_\_\_  
By: PRD.  
Name: Micah S. Linton  
Title: President

  
\_\_\_\_\_  
Print Name: Carrie Bailey

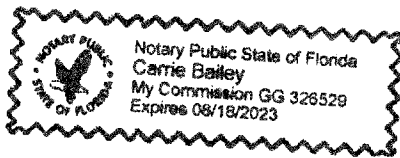
STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization, this 13 day of June, 2022, by Micah S. Linton, as President of RIMROCK HERITAGE, LLC, a Florida limited liability company, on behalf of the company, who is  personally known to me or  produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Signature

Print Name: Carrie Bailey  
Notary Public, State and County aforesaid  
Commission No.: GG326529  
My Commission Expires: 8/18/23



**EXHIBIT A**

**Legal Description of the Property**

ALL THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND SITUATE, LYING AND BEING IN THE COUNTY OF COLUMBIA AND STATE OF FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART OF THE EAST 30.00 FEET OF LOT 3 LYING SOUTH OF THE RIGHT-OF-WAY OF U.S. 90 AND PART OF THE WEST 187.00 FEET OF LOT 2 LYING SOUTH OF THE RIGHT-OF-WAY OF U.S. 90, LAKE HARRIS FARMS UNIT "A", A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 22 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN SOUTH 88°06'27" WEST ALONG THE SOUTHLINE OF SAID SECTION 35, A DISTANCE OF 277.20 FEET (277.00-DEED) TO THE EAST LINE OF SAID WEST 187.00 FEET OF LOT 2, LAKE HARRIS FARMS UNIT "A"; THENCE RUN NORTH 08°18'58" EAST ALONG SAID EAST LINE, A DISTANCE OF 381.93 FEET (382.06-DEED); THENCE RUN NORTH 84°50'05" WEST, A DISTANCE OF 100.00 FEET; THENCE RUN NORTH 08°18'58" EAST, A DISTANCE OF 188.21 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 84°48'08" WEST, A DISTANCE OF 115.69 FEET TO THE WEST LINE OF SAID EAST 30.00 FEET OF LOT 3, LAKE HARRIS FARMS UNIT "A"; THENCE RUN NORTH 08°08'25" EAST ALONG SAID WEST LINE, A DISTANCE OF 266.87 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF U.S. 90; THENCE RUN SOUTH 84°48'08" EAST ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 116.51 FEET; THENCE RUN SOUTH 08°18'58" WEST, A DISTANCE OF 266.92 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

**Permitted Exceptions**

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Declaration of Covenants, Conditions, Restrictions and Easements as set forth by instrument recorded in Official Records Book 1350, page 2763; Consent and Joinder of Mortgagee recorded in Official Records Book 1365, page 1287.
3. Survey prepared by J Sherman Frier & Associates, Inc. dated October 15, 2021, under Drawing #44-16-2121A, shows:
  - a. Dumpster Pad encroaching on adjacent property located to the east