

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Terrace
Lake City, FL 32055

4-10379

Inst: 202112010927 Date: 05/28/2021 Time: 3:56PM
Page 1 of 3 B: 1438 P: 2389, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 385.00

Warranty Deed

Trust to Individual or Corporation or LLC or Trust

THIS WARRANTY DEED made this 28 day of May, 2021, by Howard E. Van Arsdall, Jr. Individually and as Trustee under Trust Agreement dated December 1, 1999 and known as Little Pond Farm Land Trust hereinafter called the grantor, to North Florida Primary Care, P.L.L.C., a Florida Limited Liability Company whose address is: 697 NW Country Lake Drive, Lake City, FL 32055 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto and By This Reference Made A Part Thereof.

TOGETHER with all 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 said 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; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Jessica Arner

Witness:

Jessica Arner

Printed Name:

[Signature]

Witness:

Michael H. Howard

Printed Name:

Howard E. Van Arsdall, Jr.

Howard E. Van Arsdall, Jr. Individually and
as Trustee under Trust Agreement dated
December 1st, 1999 and known as Little Pond
Farm Land Trust

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 May, 2021 by Howard E. Van Arsdall, Jr. Individually and
as Trustee under Trust Agreement dated December 1, 1999 and known as Little Pond Farm Land
Trust who is personally known to me or who has produced DL as
identification.



Jordan A. Hallock
Notary Public
State of Florida
Comm# HH123233
Expires 4/27/2025

[Signature]
Notary Public

10379

Exhibit "A"

Lot 6, Stonegate Park, according to map or plat thereof as recorded in Plat Book 7, Pages 61 and 62 of the public records of Columbia County, Florida.

Also:

Part of Lot 5, Stonegate Park, according to map or plat thereof as recorded in Plat Book 7, Page 61 and 62, of the public records of Columbia County, Florida, being more particularly described as follows:

Begin at the Southwest corner of said Lot 5 and run North 80 degrees 14 minutes 03 seconds East, a distance of 175.41 feet to a point on the East line of said Lot 5; thence South 06 degrees 27 minutes 53 seconds West, along said east line a distance of 53.24 feet to the Southeast corner of said Lot 5; thence South 76 degrees 50 minutes 47 seconds West along the South line of said Lot 5, a distance of 150.22 feet to the point of beginning.

This Instrument Prepared By:

Michael H. Hairrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

ATT# 4-10380

Inst: 202112010929 Date: 05/28/2021 Time: 3:56PM
Page 1 of 3 B: 1438 P: 2394, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy ClerkDoc Stamp-Deed: 805.00

Warranty Deed

LLC to Individual or Corporation or Trust

THIS WARRANTY DEED made this 28 May, 2021, by Sevan Real Estate, L.L.C., a Florida Limited Liability Company, hereinafter called the grantor, to North Florida Primary Care, P.L.L.C a Florida Limited Liability Company whose post office address is: 697 NW Country Lake Drive, Lake City, FL 32055 hereinafter called the grantee:

(Wherever 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 corporation)

WITNESSETH that the Grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the Grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

TOGETHER with all 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 said 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Lisa Hicks

WITNESS

Lisa Hicks

PRINTED NAME

Jennifer Powers

WITNESS

Jennifer Powers

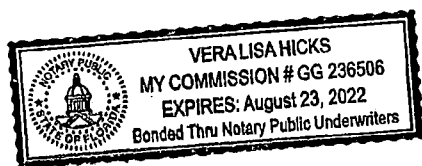
PRINTED NAME

Berge Marcarian

Berge Marcarian as Manager of Sevan Real Estate,
L.L.C., a Florida Limited Liability Company

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 May, 2021 by Berge Marcarian as Manager of Sevan Real Estate, L.L.C., a Florida Limited Liability Company on behalf of the company, who is personally known to me or has produced _____ as identification.



Vera Lisa Hicks

NOTARY PUBLIC

My Commission Expires: 8/23/22

ATT: 10380

Exhibit "A"

Lot 7, Stonegate Park, according to map or plat thereof as recorded in Plat Book 7, Pages 61 and 62 of the public records of Columbia County, Florida.

Together with that portion of land that lies within the boundaries of Lot 7 of Stonegate Park, as recorded in Plat Book 7, Pages 61 and 62, being described as follows:

COMMENCE at the Northeast corner of said Lot 6 and run South 76°50'47" West along the North line of said Lot 6 a distance of 26.54 feet to the POINT OF BEGINNING; thence South 06°27'53" West a distance of 311.41 feet; thence North 64°10'29" West along the Northerly line of a 15 foot utility easement a distance of 24.02 feet; thence North 07°47'51" East a distance of 218.53 feet; thence North 12°24'10" East a distance of 82.18 feet to a point on the North line of Lot 6; thence North 76°50'47" East along said North line of Lot 6 a distance of 4.33 feet; thence North 06°27'53" East a distance of 18.40 feet; thence North 66°38'43" East along the Southerly line of a 5-foot utility easement a distance of 5.76 feet; thence South 06°27'53" West a distance of 19.48 feet to the POINT OF BEGINNING. Said lands being part of a Utility and Drainage Easement as shown on plat of said STONEGATE PARK.