

Rec. 3550  
Doc. 19,285 This instrument was prepared by,  
record and return to:  
R. WILLIAM FUTCH, P.A.  
R. WILLIAM FUTCH, Esquire  
2201 S.E. 30<sup>th</sup> Avenue  
Suite 202  
Ocala, Florida 34471  
(352) 732-8080  
Email Address: [bill@futchlaw.net](mailto:bill@futchlaw.net)

Inst: 201612018089 Date: 11/07/2016 Time: 10:57AM  
Page 1 of 4 B: 1325 P: 521, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy Clerk Doc Stamp-Deed: 19285.00

**SPECIAL WARRANTY DEED**

**THIS INDENTURE**, made this 1st day of November, 2016, between **MTM CAPITAL HOLDINGS, INC., a Florida not-for-profit corporation**, Grantor, whose post office address is 5037 S. W. County Road 240, Lake City, Florida 32024 to **BELMONT ACADEMY, INC., a Florida not-for-profit corporation**, Grantee, whose post office address is 1476 S. W. Walter Avenue, Lake City, Florida 32024. (Wherever used herein the terms "Grantor" and "Grantee" include all the parties to the instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

**WITNESSETH**, that said Grantor, for and in consideration of the sum of TEN and 00/100 (\$10.00) DOLLARS, and other good and valuable considerations, receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee all that certain land situate in Columbia County, Florida, to-wit:

**SEE ATTACHED EXHIBIT "A"**

F.S. Section 689.02 required information:  
Property Appraiser's Parcel I.D. Number: R03567-004 (cut out).

**SUBJECT TO:**

1. Ad valorem taxes for 2016 and subsequent years;
2. Matters shown on Exhibit B.

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 Grantors hereby covenant with Grantee that Grantor is lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land, and hereby warrants the title to said land (subject to the matters set forth on Exhibit B) and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, but not otherwise.

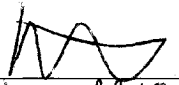
Grantor and Grantee are used for singular or plural, as context requires.

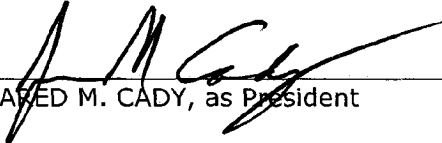
**IN WITNESS WHEREOF**, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

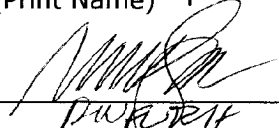
Signed, sealed and delivered  
in our presence:

GRANTOR:

MTM CAPITAL HOLDINGS, INC., a Florida  
not-for-profit corporation

  
\_\_\_\_\_  
William MYERS Witness  
(Print Name)

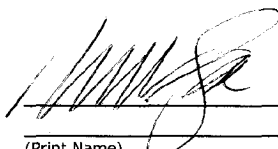
BY   
\_\_\_\_\_  
JARED M. CADY, as President

  
\_\_\_\_\_  
WILLIAM FUTCH Witness  
(Print Name)

STATE OF FLORIDA  
COUNTY OF COLUMBIA

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared JARED M. CADY, as President of MTM CAPITAL HOLDINGS, INC., a Florida not-for-profit corporation, known to me (YES ☒ or NO ☐) to be the person described in and who executed the foregoing instrument, OR who has produced \_\_\_\_\_ as identification and acknowledged before me that he executed same for the purposes expressed herein.

WITNESS my hand and official seal in the County and State last aforesaid this  
1st day of November, 2016.

  
\_\_\_\_\_  
(Print Name)  
Notary Public, State of Florida  
My Commission Expires:

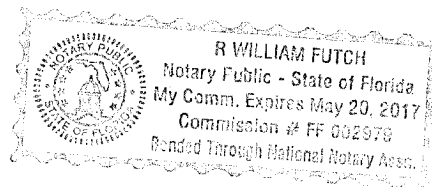


EXHIBIT A

A PART OF THE E 1/2 OF NE 1/4 OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE E 1/2 OF THE NE 1/4 OF SAID SECTION 11 WITH THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 240 AND RUN THENCE N 01°28'33" W, ALONG THE WEST LINE OF SAID E 1/2 OF NE 1/4, 954.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 01°28'33" W, ALONG SAID WEST LINE, 723.71 FEET TO THE NORTHWEST CORNER OF NE 1/4 OF NE 1/4 OF SAID SECTION 11; THENCE N 87°10'04" E, ALONG THE NORTH LINE OF SAID SECTION 11, 347.40 FEET; THENCE S 85°00'58" E, 770.03 FEET; THENCE N 87°14'14" E, 122.71 FEET TO THE WEST RIGHT OF WAY LINE OF SW WALTER AVENUE; THENCE SOUTHERLY ALONG SAID WEST RIGHT OF WAY THE FOLLOWING COURSES: S 00°25'22" E, 31.92 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE EAST, HAVING A RADIUS OF 1137.77, A CENTRAL ANGLE OF 02°57'43", A CHORD BEARING AND DISTANCE OF S 01°41'23" E - 58.81 FEET, AN ARC DISTANCE OF 58.82 FEET; S 03°14'41" E, 94.20 FEET TO A POINT OF CURVATURE; SAID CURVE BEING CONCAVE TO THE WEST, HAVING A RADIUS OF 8267.76, A CENTRAL ANGLE OF 00°55'56", A CHORD BEARING AND DISTANCE OF S 02°50'51" E - 134.53 FEET, AN ARC DISTANCE OF 134.53 FEET; S 02°16'35" E, 210.59 FEET; S 50°48'33" W, 99.93 FEET; S 02°25'58" E, 160.99 FEET; S 55°48'31" E, 100.34 FEET; S 03°17'54" E, 223.20 FEET TO THE END OF SAID COURSES; THENCE LEAVING SAID WEST RIGHT OF WAY, S 84°50'36" W, 265.01 FEET; THENCE N 01°11'27" E, 91.48 FEET; THENCE N 39°51'15" W, 52.16 FEET; THENCE N 51°10'57" E, 14.82 FEET; THENCE N 38°49'03" W, 30.00 FEET; THENCE S 51°10'57" W, 14.97 FEET; THENCE N 38°37'23" W, 18.06 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 149.00 FEET, A CENTRAL ANGLE OF 47°20'14", A CHORD BEARING AND DISTANCE OF N 62°17'30" W - 119.63 FEET, AN ARC DISTANCE OF 123.10 FEET TO THE END OF SAID CURVE; THENCE N 85°57'37" W, 134.29 FEET; THENCE S 81°07'19" W, 20.59 FEET; THENCE N 86°59'21" W, 28.03 FEET; THENCE N 81°53'36" W, 57.38 FEET; THENCE N 87°27'21" W, 72.11 FEET; THENCE S 00°06'32" E, 70.98 FEET; THENCE S 89°44'25" W, 116.29 FEET; THENCE N 01°25'02" E, 76.61 FEET; THENCE N 87°27'21" W, 99.17 FEET TO A POINT OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 75.00 FEET, A CENTRAL ANGLE OF 85°49'31", A CHORD BEARING AND DISTANCE OF N 44°32'36" W - 102.13 FEET, AN ARC DISTANCE OF 112.34 FEET TO THE END OF SAID CURVE; THENCE N 01°37'51" W, 53.15 FEET; THENCE S 89°30'10" W, 236.41 FEET TO THE POINT OF BEGINNING. CONTAINING 24.75 ACRES, MORE OR LESS.

**EXHIBIT B**

1. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 659, Page 363 and Book 816, Page 975, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
2. Covenants, Conditions and Restrictions as set forth in Warranty Deed recorded in Book 770, Page 1558, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).
3. Easement granted to Clay Electric Cooperative, Inc. by instrument recorded in Book 810, Page 847).
4. Easement granted to Clay Electric Cooperative, Inc. by instrument recorded in Book 1242, Page 519.