

Prepared By and Return To:
Manausa Law Firm, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

File No. 18-1884ARB

Property Appraiser's Parcel ID. (folio) Number(s)
38-3S-17-07463-005

Inst: 201812007064 Date: 04/11/2018 Time: 11:00AM
Page 1 of 2 B: 1357 P: 1517, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy Clerk Doc Stamp-Deed: 2100.00

WARRANTY DEED

THIS WARRANTY DEED dated March 30, 2018, by Anderson Columbia Co., Inc., a Florida corporation, whose post office address is P.O. Box 1829, Lake City, FL 32055, hereinafter called the grantor, to Mayo Fertilizer, Inc., a Florida corporation, whose post office address is 581 NE CR 411, Mayo, FL 32066, 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all the certain land situated in Columbia County, Florida, to wit:

The following described land, situate, lying and being in Columbia County, Florida, to-wit:

All that part of the NW 1/4 of Section 36, Township 3 South, Range 17 East, lying North of the Seaboard Coastline Railroad right-of-way and West of the West right-of-way of Forest Service Road #236, more particularly described as follows: COMMENCE at the Northwest corner of said Section 36, said point being the POINT OF BEGINNING; thence run N 86°48' 07" E along the North boundary of said Section 36 a distance of 1595.73 feet to the Westerly right-of-way of Forest Service Road #236; thence S 3°48'36" E, along said Westerly right-of-way, a distance of 630.25 feet to the Northerly right-of-way of Seaboard Coastline Railroad; thence S 82°58' 21" W, along said Northerly right-of-way, a distance of 1728.43 feet to the West boundary of Section 36; thence N 6°05'51" E, along said West boundary of Section 36, a distance of 755.54 feet to the POINT OF BEGINNING.

Subject to easements, restrictions, reservations and limitations of record, if any.

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: December 31, 2017.

WARRANTY DEED
(Continued)

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

Signed, sealed and delivered in the presence of:

[Signature]
(Witness Signature)

[Signature]

[Signature]
(Witness Signature)

Teresa Lashley

Anderson Columbia Co., Inc.

[Signature]
By: Brian P. Schreiber
Its: Vice President

P.O. Box 1829
(Address)

Lake City, FL 32055
(Address)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 30th day of March, 2018 by Brian P. Schreiber, as Vice President of Anderson Columbia Co., Inc., a Florida corporation, who is personally known to me or who has produced _____ as identification.

[Signature]
Notary Public

