

Prepared by and return to:  
**Ralph Robert Deas**

**The Law Office of Ralph R. Deas**  
**108 Central Ave NW**  
**Jasper, FL 32052**  
**386-754-0771**  
**File Number: 28**

**Inst: 201612020865 Date: 12/22/2016 Time: 1:49PM**  
**Page 1 of 2 B: 1327 P: 2426, P.DeWitt Cason, Clerk of Court**  
**Columbia, County, By: BD**  
**Deputy ClerkDoc Stamp-Deed: 1435.00**

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## **Warranty Deed**

**This Warranty Deed** made this **22nd** day of **December, 2016** between **Peoples State Bank, 305 SW Main Blvd, Lake City, FL 32025** whose post office address is **350 SW Main BLVD, Lake City, FL 32025**, grantor, and **SB Holdings of North Florida, LLC** whose post office address is **400 NW Horizon Street, Lake City, FL 32055**, grantee:

(Whenever 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, trusts and trustees)

**Witnesseth**, that said grantor, for and in consideration of the sum of **TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (\$205,000.00)** 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 and assigns forever, the following described land, situate, lying and being in **Columbia County, Florida** to-wit:

**The West half (W ½) of Block 3 and all of Block 4 of the Western Division of the City of Lake City, Florida, being also described as follows:**

**Commence at the Southwest corner of Block 4, Western Division, City of Lake City, same point being the intersection of the north line of Duval Street and the East line of Fourth Street as it now exists, and run thence North 6° 09' East along said East line of Fourth, 123.0 feet to the POINT OF BEGINNING; thence continue North 6° 09' East, along said East line, 90.8 feet to the South line of Orange Street; thence North 89° 13' East along said South line, 86.0 feet; thence run South 2° 25' West, 90.7 feet; thence South 89° 13' West, parallel to said South line, 91.95 feet to the POINT OF BEGINNING; said lands being a part of Blocks 3 and 4, Western Division, City of Lake City, Florida, in Columbia County, Florida;**

**AND ALSO:**

**Begin at the intersection of the East right-of-way line of Fourth Street and the North right-of-way line of West Duval Street in the Western Division of the City of Lake City, Florida, and run thence East 90 feet, thence North 123 feet parallel with the East right-of-way line of Fourth Street, thence West 90 feet to the East right-of-way line of Fourth Street, thence South along the East right-of-way line of Fourth Street to the POINT OF BEGINNING, being a part of Block and possibly a part of Block 3 in the Western Division of the City of Lake City, Florida;**

**AND ALSO:**

**Commence at the Southwest corner of Lot 3 of the Western Division of the City of Lake City, Florida; run thence East along the North right-of-way of West Duval Street 22.5 feet to the POINT OF BEGINNING; run thence North 210 feet, more or less, to the South right-of-way line of Orange Street at a point 30 feet East of the Northwest corner of said Lot 3; run thence East along the South right-of-way line of Orange Street 75 feet; run thence South 210 feet to the North right-of-way line of West Duval Street at a point 105 feet West of the Southeast corner of said Lot 3; run thence West along the North right-of-way line of West Duval Street 82.5 feet, more or less, to the POINT OF**

**BEGINNING, being part of Lot 3 of the Western Division of the City of Lake City, Florida, in Columbia County, Florida;**

**Less and Except the existing and deeded right-of-way of U.S. 90 (a/k/a Duval Street) as conveyed in Book 385, page 664, and Book 430, page 254, of the Public Records of Columbia County, Florida;**

**Parcel Identification Number: 12423-000 and 12422-000**

**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 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, 2016**.

**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:

Cheryl Morgan  
Witness Name: Cheryl Morgan  
Ralph R. Deas  
Witness Name: Ralph R. Deas

Peoples State Bank

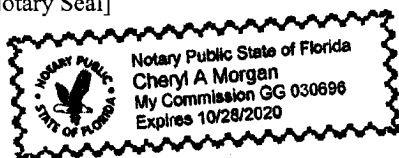
By: Chris H. Dampier  
Chris H. Dampier, Vice President

(Corporate Seal)

State of Florida  
County of ~~Hamilton~~ Columbia

The foregoing instrument was acknowledged before me this 22th day of December, 2016 by Chris H. Dampier, Vice President of Peoples State Bank, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced a driver's license as identification.

[Notary Seal]



Cheryl A. Morgan  
Notary Public  
Printed Name: Cheryl A. Morgan  
My Commission Expires: 10/28/20