

16844.00

This instrument prepared by  
and is to be returned to:  
Charles L. Wood, Esq.  
Hartman, Simons, Spielman & Wood, LLP  
6400 Powers Ferry Road, N.W., Suite 400  
Atlanta, Georgia 30339

Inst:2006004886 Date:03/01/2006 Time:09:44

Doc Stamp-Deed : 16800.00

DC, P. Dewitt Cason, Columbia County B:1075 P:1596

Property Appraiser's Parcels: 36-3S- [REDACTED]

### WARRANTY DEED

THIS INDENTURE is made the 24<sup>th</sup> day of February, 2006, by  
**SHILPA MHATRE**, as Successor Trustee of W.L. Summers, deceased, and **CLINTON F.  
DICKS, JR.**, as Trustees under the provisions of the WSMDD Land Trust dated January 15, 1999,  
whose mailing address is Post Office Box 2817, Lake City, Florida 32056, (hereinafter called the  
"Grantor"), to **HOME DEPOT U.S.A., INC.**, a Delaware corporation, whose mailing address is  
2455 Paces Ferry Road, Atlanta, Georgia, 30339 (hereinafter called the "Grantee") (wherever used  
herein the terms "Grantor" and "Grantee" shall include Grantor and Grantee and their respective  
successors and assigns):

### WITNESSETH:

**FOR AND IN CONSIDERATION OF** the sum of TEN AND NO/100 DOLLARS  
(\$10.00), in hand paid at and before execution, sealing and delivery hereof, and other good and  
valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor has  
granted, bargained, sold, conveyed, aliened and confirmed and by these presents does grant,  
bargain, sell, convey, alien and confirm unto Grantee, its successors and assigns, all that tract or  
parcel of land situate in Columbia County, Florida, and being more particularly described on  
Exhibit A, attached hereto and incorporated herein by this reference. Said property does not  
constitute the homestead of Grantor or any Grantor's spouse.

**TO HAVE AND TO HOLD** said tract or parcel of land, together with any and all of the  
rights, members and appurtenances thereof to the same being, belonging or in anywise appertaining  
to the only proper use, benefit and behoof of Grantee forever, in FEE SIMPLE; and subject to the  
title matters set forth on Exhibit B attached hereto.

**GRANTOR HEREBY COVENANTS** with Grantee that Grantor is lawfully seized of the  
above-described property in fee simple and that Grantor has good right and lawful authority to sell  
and convey said property.

**GRANTOR HEREBY WARRANTS** and will forever defend all right, title and interest in  
and to the above-described property unto Grantee and the heirs, successors and assigns of Grantee  
against the lawful claims of all persons whomsoever; and that said property is free of all  
encumbrances except for those matters set forth in Exhibit B hereto.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed under seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

DeEtte F. Brown

(First Witness)

Print Name: DeEtte F. Brown

Crystal L. Brunner

(Second Witness)

Print Name: Crystal L. Brunner

GRANTOR:

Shilpa Mhatre

(SEAL)

**SHILPA MHATRE**, as Trustee of the  
WSMDD Land Trust dated January 15, 1999

STATE OF FLORIDA  
COUNTY OF COLUMBIA

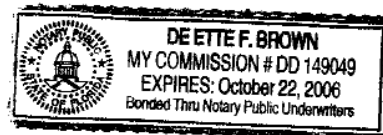
The foregoing instrument was acknowledged before me this 27th day of February,  
2006 by **SHILPA MHATRE**, as Trustee of the WSMDD Land Trust dated January 15, 1999, who  
is personally known to me or has produced \_\_\_\_\_ as identification.

DeEtte F. Brown

Notary Public

My Commission Expires: \_\_\_\_\_

(NOTARY SEAL)



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DC,P.DeWitt Cason,Columbia County B:1075 P:1597

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed under seal as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

James I. Spivey  
(First Witness)

Print Name: James I. Spivey

Loretta S. Steinmann  
(Second Witness)

Print Name: Loretta S. Steinmann

Clinton F. Dicks Jr (SEAL)

CLINTON F. DICKS, JR., as Trustee of the  
WSMDD Land Trust dated January 15, 1999

STATE OF Florida  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February 2006 by CLINTON F. DICKS, JR., as Trustee of the WSMDD Land Trust dated January 15, 1999, ho is personally known to me or has produced \_\_\_\_\_ as identification.



Loretta S. Steinmann  
Notary Public  
My Commission Expires: Loretta S. Steinmann

(NOTARY SEAL)

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\_\_\_\_\_  
DC,P.DeWitt Cason,Columbia County B:1075 P:1598

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Commence at the Northwest corner of the NE  $\frac{1}{4}$  of Section 1, Township 4 South, Range 16 East, Columbia County, Florida and run thence N.  $88^{\circ}16'00''$  E., along the North line of said Section 1, 203.55 feet to the Easterly right-of-way line of State Road No. 247 and the Point of Beginning; thence N.  $41^{\circ}13'29''$  E., along said Easterly right-of-way line, 326.82 feet to a point of curve; thence Northeasterly along said Easterly right-of-way line along said curve concave to the Southeast having a radius of 762.71 feet and a central angle of  $34^{\circ}22'32''$ , an arc distance of 457.60 feet (chord bearing of N.  $58^{\circ}24'45''$  E., and chord distance of 450.77 feet) to the West line of Lot 10, Block B, WESTWOOD ACRES, a subdivision according to Plat thereof recorded in Plat Book 1, page 45, of the Public Records of Columbia County, Florida; thence S.  $00^{\circ}57'10''$  E., along the West line of said Lot 10, 97.10 feet to the Southwest corner of said Lot 10; thence N.  $87^{\circ}48'26''$  E., along the South line of said Lot 10, 49.88 feet to the Southeast corner of said Lot 10; thence S.  $01^{\circ}18'39''$  E., along the West right-of-way line of Dixie Street, 99.99 feet; thence N.  $88^{\circ}00'52''$  E., 59.59 feet; thence S.  $01^{\circ}09'53''$  E., 40.63 feet; thence N.  $78^{\circ}63'58''$  E., along the South line of Beverly Drive, 454.88 feet to the Westerly right-of-way line of Old Troy Road; thence S.  $16^{\circ}54'55''$  W., along said Westerly right-of-way line of Old Troy Road, 326.33 feet; thence S.  $18^{\circ}11'30''$  W., still along said Westerly right of way line, 518.15 feet to a point of curve; thence Southwesterly along said Westerly right-of-way line along said curve concave to the Northwest having a radius of 1400.00 feet and a central angle of  $30^{\circ}12'29''$ , an arc distance of 738.13 feet (chord bearing of S.  $33^{\circ}17'45''$  W., and chord distance of 729.61 feet); thence S.  $48^{\circ}26'25''$  W., along said Westerly right-of-way line, 330.84 feet; thence N.  $57^{\circ}07'50''$  W., 518.16 feet to the West line of the NE  $\frac{1}{4}$  of said Section 1; thence N.  $00^{\circ}56'12''$  W., along said West line, 796.39 feet to the Easterly right-of-way of State Road No. 247; thence N.  $41^{\circ}13'29''$  E., along said Easterly right-of-way line, 293.10 feet to the Point of Beginning. Said lands being in and part of the SE  $\frac{1}{4}$  of Section 36, Township 3 South, Range 16 East and the NE  $\frac{1}{4}$  of Section 1, Township 4 South, Range 16 East, Columbia County, Florida.

**LESS AND EXCEPT:**

A part of the SE  $\frac{1}{4}$  of Section 36, Township 3 South, Range 16 East, being more particularly described as follows: Commence at the SW corner of said SE  $\frac{1}{4}$  and run thence N.  $88^{\circ}15'20''$  E., along the South line of said SE  $\frac{1}{4}$  a distance of 203.55 feet to the East right-of-way line of State Road #247 (Branford Highway); thence N.  $41^{\circ}13'26''$  E., along said East right-of-way line a distance of 118.46 feet; thence S.  $48^{\circ}46'23''$  E., a distance of 42.96 feet; thence N.  $89^{\circ}02'50''$  E., a distance of 175.16 feet to the Point of Beginning; thence continue N.  $89^{\circ}02'50''$  E., a distance of 260.82 feet; thence N.  $00^{\circ}57'10''$  W., a distance of 396.00 feet to the South right-of-way of U.S. Highway #90 to a point on a curve of a curve to the left, having a radius of 762.71 feet, a central angle of  $22^{\circ}63'53''$ , a tangent length of 152.74 feet, a chord bearing of S.  $59^{\circ}35'42''$  W., and a chord length of 299.53 feet; thence along the arc of said curve, an arc length of 301.49 feet to the end of said curve; thence S.  $00^{\circ}57'10''$  E., a distance of 248.72 feet to the Point of Beginning, Columbia County, Florida.

TOGETHER WITH that certain Grant of Easement by and between Russell G. Grinnell and E. Joyce Grinnell and George H. Hudson, Sr., and Marian S. Hudson dated March 31, 2000, recorded April 6, 2000 in Official Record Book 900, page 516, of the Public Records of Columbia County, Florida, as conveyed to Grantor by that Warranty Deed from George H. Hudson, Sr. and his wife, Marian S. Hudson to S.L. Summers and Clinton F. Dicks, Jr., as Trustees under the provisions of the WSMDD Land Trust dated January 15, 1999, dated April 6, 2000, recorded April 25, 2000 in Official Record Book 901, page 392 aforesaid records.

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**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

1. The rights of the City of Lake City, Florida, by virtue of an existing natural gas line crossing a portion of the property.
2. Easement in favor of Florida Power & Light Company recorded in Official Record Book 397, page 685, of the Public Records of Columbia County, Florida.
3. Easement in favor of Florida Power & Light Company recorded May 31, 1988 in Official Record Book 653, page 456, of the Public Records of Columbia County, Florida.
4. Easement for ingress and egress, drainage, utilities and signage in the Warranty Deed by and between W. L. Summers and Clinton F. Dicks, Jr., and Paradise Lake City, Ltd., dated August 31, 1999, recorded September 1, 1999 in Official Record Book 887, page 797, as modified by the Modification of Easement Agreement recorded February 21, 2001 in Official Record Book 920, page 2255, all of the Public Records of Columbia County, Florida.
5. Grant of Easement by and between Russell G. Grinnell and E. Joyce Grinnell and George H. Hudson, Sr., and Marian S. Hudson dated March 31, 2000, recorded April 6, 2000 in Official Record Book 900, page 516, of the Public Records of Columbia County, Florida.
6. Grant of Easement by and between George H. Hudson, Sr., and Marian S. Hudson and Russell G. Grinnell and E. Joyce Grinnell dated March 31, 2000, recorded April 11, 2000 in Official Record Book 900, page 1167, of the Public Records of Columbia County, Florida.
7. Mitigation Easement in favor of Paradise Lake City, Ltd., dated June 30, 2000, recorded July 3, 2000 in Official Record Book 905, page 1017, of the Public Records of Columbia County, Florida.
8. Grant of Easement by and between W. L. Summers and Clinton F. Dicks, Jr., and Paradise Lake City, Ltd dated March 30, 2000, recorded July 3, 2000 in Official Record Book 905, page 1011, of the Public Records of Columbia County, Florida.

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