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THIS INSTRUMENT WAS PREPARED BY:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

RETURN TO:

TERRY McDAVID  
POST OFFICE BOX 1328  
LAKE CITY, FL 32056-1328

File No. 06-208

Property Appraiser's  
Parcel Identification No.  
Part of R06970-000

Rec. 35:  
Doc. 1,575,

**WARRANTY DEED**

THIS INDENTURE, made this 28th day of April 2006, BETWEEN RICHARD C. COLE and DANIEL CRAPPS, as Trustees under the BELLAIRE LAND TRUST, whose post office address is Post Office Box 16, Lake City, Florida 32056, of the County of Columbia, State of Florida, grantor\*, and MUGGRIDGE & WIMBERLY LIMITED, L.L.C., a Georgia Limited Liability Company, whose post office address is 50 East Broad Avenue, Camilla, Georgia 31730, of the County of Mitchell, State of Georgia, grantee\*.

WITNESSETH: that said grantor, for and in consideration of the sum of Ten Dollars (\$10.00), 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:

SEE EXHIBIT "A" ATTACHED HERETO FOR LEGAL DESCRIPTION.

SUBJECT TO: Restrictions, easements and outstanding mineral rights of record, if any, and taxes for the current year.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

\*"Grantor" and "grantee" are used for singular or plural, as context requires.

Inst:2006010922 Date:05/04/2006 Time:13:00

Doc Stamp-Deed : 1575.00

J. A. DC, P. DeWitt Cason, Columbia County B:1082 P:2041


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:

BELLAIRE LAND TRUST


  
(First Witness)

Terry McDavid  
Printed Name

  
(Second Witness)

Myrtle Ann McElroy  
Printed Name

By:


  
Richard C. Cole  
Trustee

Signed, sealed and delivered  
in our presence:

BELLAIRE LAND TRUST


  
(First Witness)

Terry McDavid  
Printed Name

  
(Second Witness)

Myrtle Ann McElroy  
Printed Name

By:

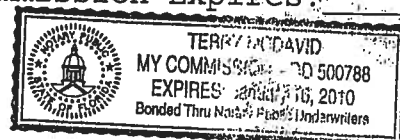
  
Daniel Crapps  
Trustee

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3rd  
day of May 2006, by RICHARD C. COLE, as Trustee under the  
BELLAIRE LAND TRUST. He is personally known to me and did not take  
an oath.


  
Notary Public

My Commission Expires:

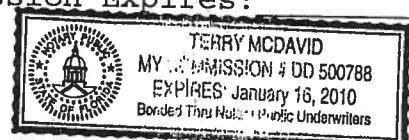


STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 28th  
day of April 2006, by DANIEL CRAPPS, as Trustee under the BELLAIRE  
LAND TRUST. He is personally known to me and did not take an oath.

  
Notary Public

My Commission Expires:



Inst:2006010922 Date:05/04/2006 Time:13:00

Doc Stamp-Deed : 1575.00

DC,P.Dewitt Cason,Columbia County B:1082 P:2042

EXHIBIT "A"

PARCEL CONVEYED:

A part of the SE 1/4 of the SW 1/4, Section 34, Township 3 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of the SE 1/4 of the SW 1/4 and run thence S 06°17'02"W, along the East Line of said SE 1/4 of SW 1/4, 124.50 feet; thence S 87°24'46"W, 355.80 feet; thence N 06°16'46"E, 124.60 feet to the South Right of Way of SE Baya Avenue and to a point on a curve; thence run Westerly along said South Right of Way along the arc of said curve concave to the North having a radius of 1474.39 feet, a delta of 00°37'35", a chord bearing and distance of S 72°49'37"W - 16.12 feet, an arc length of 16.12 feet to the POINT OF BEGINNING; thence continue Westerly along said South Right of Way along the arc of said curve concave to the North having a radius of 1474.49 feet, a delta of 09°57'09", a chord bearing and distance of S 78°07'00"W - 255.79 feet, an arc length of 256.11 feet; thence S 02°25'22"E, 353.90 feet to the North Line of Bellaire Subdivision, as recorded in Plat Book 3, Page 66 of the public records of Columbia County, Florida; thence N 88°59'52"E, along said North Line, 191.04 feet; thence N 06°16'46"E, 405.34 feet to the POINT OF BEGINNING.

ACCESS EASEMENT CONVEYED

TOGETHER WITH a non-exclusive, perpetual easement for ingress, egress and utilities over and across that portion of the following described access easement parcel which is not included in the property conveyed.

ACCESS EASEMENT PARCEL:

Commence at the Northeast Corner of the SE 1/4 of the SW 1/4 and run thence S 06°17'02"W, along the East Line of said SE 1/4 of SW 1/4, 124.50 feet; thence S 87°24'46"W, 355.80 feet; thence N 06°16'46"E, 124.60 feet to the South Right of Way of SE Baya Avenue and to a point on a curve; thence run Westerly along said South Right of Way along the arc of said curve concave to the North having a radius of 1474.39 feet, a delta of 09°59'39", a chord bearing and distance of S 77°30'39"W - 256.85 feet, an arc distance of 257.18 feet to the POINT OF BEGINNING; thence continue Westerly along said South Right of Way along the arc of said curve concave to the North having a radius of 1474.49 feet, a delta of 01°10'10", a chord bearing and distance of S 83°05'33"W - 30.09 feet, an arc length of 30.09 feet; thence S 02°25'22"E, 48.90 feet; thence N 87°34'38"E, 30.00 feet; thence N 02°25'22"W, 51.25 feet to the POINT OF BEGINNING.

ACCESS EASEMENT RESERVED

N.B.: Grantor reserves a non-exclusive, perpetual easement for ingress, egress and utilities over and across that portion of the above described Access Easement Parcel which is included in the property conveyed.

STORMWATER EASEMENT RESERVED

N.B.: Grantor further reserves a non-exclusive, perpetual easement for flowage of stormwater runoff and drainage over, across and beneath the surface of the South 35 feet of the property conveyed.

STORMWATER EASEMENT CONVEYED

TOGETHER with a non-exclusive, perpetual easement for flowage of stormwater runoff and drainage over, across and beneath the surface of the South 35 feet of the property described in Exhibit "B" attached.

N.B.: The stormwater easements reserved and granted are on the following terms and conditions:

1. The cost of repairs, upkeep, maintenance and permit renewals of the water retention facility on the property described in the Stormwater Easement Reserved and in the Stormwater Easement Conveyed shall be shared by all parties using that facility on a prorata basis according to the surface water runoff of each user. Neither party shall be required to pay for any enlargement of the water retention facility which is required as a result of its usage by other parties, or as a result of increased impervious area on either parcel.

Inst:2006010922 Date:05/04/2006 Time:13:00

Doc Stamp-Deed : 1575.00

DC,P.Dewitt Cason,Columbia County B:1082 P:2043

EXHIBIT "B"

TOWNSHIP 3 SOUTH - RANGE 17 EAST

SECTION 34: A part of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 3 South, Range 17 East, described as follows:

COMMENCE at the Northeast Corner of the Southeast 1/4 of the Southwest 1/4 and run S 6°17'19"W, along the East Line of said Southeast 1/4 of Southwest 1/4, 124.50 feet to the POINT OF BEGINNING; thence continue S 6°17'19"W, along said East Line 295.17 feet to the Northeast Corner of Bellaire Subdivision, as recorded in Plat Book 3, Page 66 of the public records of Columbia County, Florida; thence S 88°59'52"W, along the North Line of said subdivision, 1189.89 feet; thence N 5°56'51"E, 386.61 feet to the North Line of said Southeast 1/4 of Southwest 1/4; thence N 87°38'09"E, along said North Line, 52.92 feet to the South Right-of-Way Line of S.R. 10-A (Baya Ave.); thence S 82°26'25"E, along said Right-of-Way Line, 152.03 feet to a point on a circular curve concave to the Northwest and having a radius of 1,474.39 feet and a tangent bearing of S 82°27'06"E; thence run along the arc of said circular curve through central angle of 25°01'50" 644.11 feet, along said Right-of-Way Line; thence S 6°16'06"W, 124.59 feet; thence N 87°25'09"E, 355.76 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT:

A PART OF THE SE 1/4 OF THE SW 1/4, SECTION 34, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 AND RUN THENCE S 06°17'02" W, ALONG THE EAST LINE OF SAID SE 1/4 OF SW 1/4, 124.50 FEET; THENCE S 87°24'46" W, 355.80 FEET; THENCE N 06°16'46" E, 124.60 FEET TO THE SOUTH RIGHT OF WAY OF SE BAYA AVENUE AND TO A POINT ON A CURVE; THENCE RUN WESTERLY ALONG SAID SOUTH RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1474.39 FEET, A DELTA OF 00°37'35", A CHORD BEARING AND DISTANCE OF S 72°49'37" W - 16.12 FEET, AN ARC LENGTH OF 16.12 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAID SOUTH RIGHT OF WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE NORTH HAVING A RADIUS OF 1474.49 FEET, A DELTA OF 09°57'09", A CHORD BEARING AND DISTANCE OF S 78°07'00" W - 255.79 FEET, AN ARC LENGTH OF 256.11 FEET; THENCE S 02°25'22" E, 353.90 FEET TO THE NORTH LINE OF BELLAIRE SUBDIVISION, AS RECORDED IN PLAT BOOK 3, PAGE 66 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE N 88°59'52" E, ALONG SAID NORTH LINE, 191.04 FEET; THENCE N 06°16'46" E, 405.34 FEET TO THE POINT OF BEGINNING.

ALSO LESS AND EXCEPT:

All that part of the Southeast 1/4 of the Southwest 1/4 of Section 34, Township 3 South, Range 17 East, Columbia County, Florida; particularly described as commencing at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of said Section 34; thence along and with the East line of the Southeast 1/4 of the Southwest 1/4 of said Section 34, S 6°17'19" W 124.50 feet to the Point of Beginning. Thence from the True Point of Beginning, along and with said East line of the Southeast 1/4 of the Southwest 1/4, S 6°17'19" W 295.17 feet to a point on the North boundary of Bellaire Subdivision; thence, along and with said North boundary of Bellaire Subdivision, S 88°59'52" W 369.46 feet to a point; thence N 6°16'46" E 405.46 feet to a point on the South right-of-way line of SE Baya Drive; thence, along and with the South right-of-way line of SE Baya Drive, also along and with a curve concave to the North, having a radius of 1474.39 feet, a chord bearing and distance of N 72°49'39" E 16.16 feet to a point; thence S 6°16'06" W 124.59 feet to a point; thence N 87°25'09" E 355.76 feet to the Point of Beginning.

Inst: 2006010932 Date: 05/04/2006 Time: 13:00  
Doc Stamp-Deed: 1575.00  
JC, P. Dewitt Cason, Columbia County B: 1082 P: 2044