

Prepared By:
Record and Return to
Theresa Marie Kenney, Esq., B.C.S.
Duss, Kenney, Safer, Hampton & Joos, P.A.
4348 Southpoint Boulevard, Ste. 101
Jacksonville, FL 32216

1008.042TK1

Special Warranty Deed

Made this 28th day of April, 2022 A.D., by **Bakkar Holdings, L.L.C., a Florida limited liability company**, whose post office address is: P.O. Box 50910, Jacksonville Beach, Florida 32240, hereinafter called the grantor, to **Lake City Blue, LLC, a Florida limited liability company**, whose post office address is: 6152 San Jose Boulevard West, Jacksonville, Florida 32217, hereinafter called the grantee:

(Whenever used herein the term "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 Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz:

See Attached Schedule A

Parcel ID Number: 36-3S-16-02611-016

Subject to taxes accruing subsequent to December 31, 2021.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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 claiming by, through or under the said grantor but against no other.


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Printed Name **THERESA MARIE KENNEY**

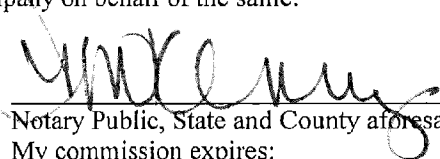
Bakkar Holdings, L.L.C., a Florida limited liability company


Printed Name **SHANNON MASTRONARDI**

By: 
Tony W. Bakkar
Its: Authorized Signatory (Seal)

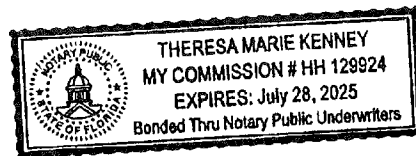
State of Florida
County of Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25 day of April, 2022, by Tony W. Bakkar as Authorized Signatory of Bakkar Holdings, L.L.C., a Florida limited liability company on behalf of the same.


Notary Public, State and County aforesaid
My commission expires:
Commission No.:

He/ She: (please check appropriate statement)

☒ is personally known to me
☐ produced identification (specify type)



SCHEDULE A- LEGAL DESCRIPTION

A parcel of land located in Section 36, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of said Section 36; and run Southerly along the East line of said Southeast 1/4 of the Southeast 1/4 of Section 36 a distance of 21.10 feet to a point on the Northerly right-of-way line of U. S. Highway 90, said point being a point on a curve concave to the Northwest having a radius of 4533.66 feet and a central angle of 02 degrees 28 minutes 29 seconds; thence Southwesterly along the arc of said curve, being also the Northerly right-of-way line of U. S. Highway 90, a distance of 195.82 feet; thence South 64 degrees 00 minutes 20 seconds West along said Northerly right-of-way line a distance of 508.63 feet; thence South 63 degrees 57 minutes 33 seconds West still along said Northerly right-of-way line a distance of 640.58 feet to the point of a curve of a curve concave to the Northwest having a radius of 2250.58 feet and a central angle of 06 degrees 34 minutes 26 seconds; thence Southwesterly along the arc of said curve, still being said Northerly right-of-way line, a distance of 54.39 feet to the Point of Beginning; thence continue Southwesterly along the arc of said curve; still being said Northerly right-of-way line, a distance of 203.84 feet; thence North 00 degrees 00 minutes 20 seconds East a distance of 304.57 feet; thence due East a distance of 170.69 feet; thence South 54 degrees 29 minutes 02 seconds East a distance of 55.85 feet; thence due South a distance of 138.00 feet; thence due West a distance of 27.34 feet; thence due South a distance of 57.59 feet to the Point of Beginning.

Together with non-exclusive easements for ingress, egress, temporary construction, utilities, and stormwater drainage, as set out in Amended and Restated Restrictive Covenants and Easement Agreement recorded in Official Records Book 1141, page 929, and re-recorded in Official Records Book 1142, page 2253, as affected by the Assignment of Development Rights recorded in Official Records Book 1141, page 1548; and that certain Subordination Agreement recorded in Official Records Book 1193, page 1306, of the public records of Columbia County, Florida.