

**Prepared by:**

Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

4-9544

Inst: 202012004669 Date: 02/26/2020 Time: 11:30AM  
Page 1 of 3 B: 1406 P: 1410, P.DeWitt Cason, Clerk of Court  
Columbia, County, By: BD  
Deputy ClerkDoc Stamp-Deed: 595.00

## Warranty Deed

Individual to Corporation

THIS WARRANTY DEED made the 26 day of February, 2020, Randall R. King and His Wife, Sibyl R. King, hereinafter called the grantor, to Blue Sky Timber-Land Co. a Florida Corporation whose address is: P.O. Box 3176, Lake City, FL 32056 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$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:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

TOGETHER with all 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 the prior year.

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:

Jessica M. Thomas  
Witness:  
Jessica M. Thomas  
Printed Name:

Randall R. King  
Randall R. King  
Sibyl R. King  
Sibyl R. King

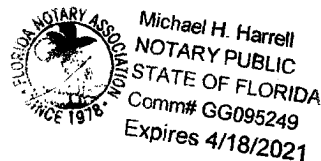
Michael H. Harrell  
Witness:  
Michael H. Harrell  
Printed Name:

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 26 day of February, 2020 by Randall R. King and His Wife, Sibyl R. King personally known to me or, if not personally known to me, who produced DL as identification.

(Notary Seal)

Michael H. Harrell  
Notary Public



ATT 9544

Exhibit "A"

PARCEL 3

A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SAID NE 1/4 OF THE SW 1/4 OF SECTION 13, AND RUN N.00°04' 46" W., A DISTANCE OF 663.91 FEET; THENCE N.88°57' 52" E., A DISTANCE OF 659.54 FEET, THENCE S.00°01' 26" E, A DISTANCE OF 664.82 FEET TO THE SOUTH LINE OF SAID NE 1/4 OF SW 1/4; THENCE S.89°02' 33" W., ALONG SAID SOUTH LINE, A DISTANCE OF 658.87 FEET TO THE POINT OF BEGINNING, ACCORDING TO A SURVEY OF AN UNRECORDED DIVISION OF LAND BY L. SCOTT BRITT, DATED 11/07/06

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 60.00 FEET OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 13, AND THAT PART OF A 60.00 FOOT EASEMENT LYING 30.00 FEET RIGHT AND 30.00 FEET LEFT OF THE FOLLOWING DESCRIBED CENTER LINE; BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 13 AND RUN S.88°57' 52" W., A DISTANCE OF 659.54 FEET, INCLUDING A 60 FOOT CUL-DE-SAC CENTERED ON THE ENDING POINT OF THIS DESCRIPTION SAID RADIUS POINT BEING AT THE SOUTHWEST CORNER OF THE SAID NE 1/4 OF THE NE 1/4 OF THE SW 1/4

PARCEL 4

A PART OF THE NE 1/4 OF THE SW 1/4 OF SECTION 13, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF THE SAID NE 1/4 OF THE SW 1/4 OF SECTION 13, AND RUN S.88°02' 33" W., A DISTANCE OF 658.87 FEET; THENCE N.00°01' 26" W., A DISTANCE OF 664.82 FEET, THENCE N.88°57' 52" E, A DISTANCE OF 659.54 FEET TO THE EAST LINE OF SAID NE 1/4 OF THE SW 1/4; THENCE S.00°01' 54" W., ALONG SAID EAST LINE, A DISTANCE OF 665.73 FEET TO THE POINT OF BEGINNING ACCORDING TO A SURVEY OF AN UNRECORDED DIVISION OF LAND BY L. SCOTT BRITT, DATED 11/07/06

SUBJECT TO AND TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE EAST 60.00 FEET OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 13, AND THAT PART OF A 60.00 FOOT EASEMENT LYING 30.00 FEET RIGHT AND 30.00 FEET LEFT OF THE FOLLOWING DESCRIBED CENTER LINE; BEGIN AT THE SOUTHEAST CORNER OF THE NE 1/4 OF THE NE 1/4 OF THE SW 1/4 OF SAID SECTION 13 AND RUN S.88°57' 52" W., A DISTANCE OF 659.54 FEET, INCLUDING A 60 FOOT CUL-DE-SAC CENTERED ON THE ENDING POINT OF THIS DESCRIPTION SAID RADIUS POINT BEING AT THE SOUTHWEST CORNER OF THE SAID NE 1/4 OF THE NE 1/4 OF THE SW 1/4.