

THIS INSTRUMENT PREPARED BY AND RETURN TO:

BJ REEVES, ESQ.

TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD

1779 N. UNIVERSITY DRIVE, SUITE 202

PEMBROKE PINES, FLORIDA 33024

Property Appraisers Parcel Identification (Folio) Numbers: 03-6S-17-09580-001

Florida Documentary Stamps in the amount of \$4,550.00 have been paid hereon.

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 24th day of January, 2019 by TARA VILLAGE, INC., A FLORIDA CORPORATION, whose post office address is 7717 NW 20TH LANE, GAINESVILLE, FL 32605 herein called the grantor, to TRUCK STOP 75 LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 4302 W. BROWARD BLVD. #500, PLANTATION, FL 33317, 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

A PART OF THE NE 1/4 OF SE 1/4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF NE 1/4 OF SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, AND THE EASTERLY RIGHT-OF-WAY OF "STATE ROAD 25"; RUN THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 0°56' W 375.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°56' W 270.00 FEET; RUN THENCE N 89°04' E 596.93 FEET; THENCE S 0°56' E 270.00 FEET; THENCE S 89°04' W 596.93 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

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, and hereby 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, 2018.

THIS INSTRUMENT PREPARED BY AND RETURN TO:
BJ REEVES, ESQ.
TOWN & COUNTRY TITLE GUARANTY OF HOLLYWOOD
1779 N. UNIVERSITY DRIVE, SUITE 202
PEMBROKE PINES, FLORIDA 33024

Property Appraisers Parcel Identification (Folio) Numbers: 03-6S-17-09580-001

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E-RECORDED simplifile

ID: 201912002301 B1377
County: Colombia P979
Date: 1/29/19 Time: 1:31

SPACE ABOVE THIS LINE FOR RECORDING DATA

WARRANTY DEED

THIS WARRANTY DEED, made the 29th day of January, 2019 by TARA VILLAGE, INC., A FLORIDA CORPORATION, whose post office address is 7717 NW 20th LANE, GAINESVILLE, FL 32605 herein called the grantor, to TRUCK STOP 75 LLC, A FLORIDA LIMITED LIABILITY COMPANY, whose post office address is 4302 W. BROWARD BLVD. #500, PLANTATION, FL 33317, 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 corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars 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, State of Florida, viz.:

A PART OF THE NE 1/4 OF SE 1/4, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF NE 1/4 OF SE 1/4 OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, AND THE EASTERLY RIGHT-OF-WAY OF "STATE ROAD 25"; RUN THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N 0°56' W 375.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°56' W 270.00 FEET; RUN THENCE N 89°04' E 596.93 FEET; THENCE S 0°56' E 270.00 FEET; THENCE S 89°04' W 596.93 FEET TO THE POINT OF BEGINNING.

Subject to easements, restrictions and reservations of record and taxes for the year 2019 and thereafter.

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, and hereby 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, 2018.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in the presence of:

Witness #1 Signature

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

TARA VILLAGE, INC., A FLORIDA CORPORATION

By:

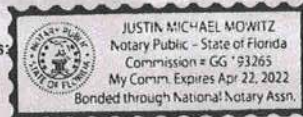
SILVIA H. MOUKHTARA NEMER,
PRESIDENT

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 24th day of January, 2019 by SILVIA H. MOUKHTARA NEMER, PRESIDENT of TARA VILLAGE, INC., A FLORIDA CORPORATION on behalf of the corporation. He/She is personally known to me or has produced 12/7 as identification.

SEAL

My Commission Expires:



Notary Signature

Printed Notary Signature