

Prepared by and return to:

Brent E. Baris, P.A.
Brent Baris, Esq.
18731 NW US Highway 441
High Springs, FL 32643
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File Number: 20-639D

Parcel Identification Nos. 20-5S-17-09306-000 and 20-5S-17-09306-002

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 20th day of November, 2020 between Aaron D. McQuaid and Sally M. McQuaid, Husband and Wife whose post office address is 141 Summit Lane, Rocky Top, TN 37769 of the County of Anderson, State of Tennessee, grantor*, and PHLC Holdings, LLC, a Florida Limited Liability Company whose post office address is 1474 SW Mandiba Drive, Lake City, FL 32024 of the County of Columbia, State of Florida as to an undivided 73% interest and Millenia Capital, Inc., a Florida Profit Corporation whose post office address is 1474 SW Mandiba Drive, Lake City, FL 32024 of the County of Columbia, State of Florida as to an undivided 27% interest, grantee*,

See Attached Exhibit A Legal Description

Subject to taxes for 2021 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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:

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

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

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:

Witness
Printed Name: Brent Baris

Witness
Printed Name: Danielle Marden

Witness
Printed Name: Brent Baris

Witness
Printed Name: Danielle Marden

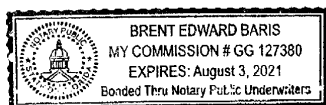
Aaron D. McQuaid

Sally M. McQuaid

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 20th day of November, 2020 by Aaron D. McQuaid and Sally M. McQuaid who ☐ are personally known or ☒ have produced driver licenses as identification.

[Seal]



Notary Public
Print Name: Brent Baris
My Commission Expires: 8/3/21

Exhibit A

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20, 187.16 FEET TO THE POINT OF BEGINNING THENCE NORTH 0 DEGREES 06 MINUTES 04 SECONDS WEST, 688.97 FEET THENCE NORTH 88 DEGREES 46 MINUTES 26 SECONDS EAST, 556.96 FEET THENCE NORTH 1 DEGREES 32 MINUTES 21 SECONDS WEST, 1962.16 FEET TO THE NORTH LINE OF THE SE 1/4 THENCE SOUTH 89 DEGREES 02 MINUTES 15 SECONDS WEST, ALONG SAID NORTH LINE, 992.83 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE EAST 1/2 OF THE SW 1/4 THENCE SOUTH 0 DEGREES 25 MINUTES 36 SECONDS EAST, ALONG SAID WEST LINE, 1966.89 FEET THENCE NORTH 88 DEGREES 46 MINUTES 26 SECONDS EAST, 191.24 FEET THENCE SOUTH 0 DEGREES 11 MINUTES 04 SECONDS EAST, 667.57 FEET TO THE NORTH LINE OF BUCKLEY ROAD THENCE NORTH 89 DEGREES 05 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE, 158.57 FEET THENCE SOUTH 78 DEGREES 45 MINUTES 06 SECONDS EAST, ALONG SAID NORTH LINE, 93.99 FEET TO THE SOUTH LINE OF SAID SECTION 20 THENCE NORTH 89 DEGREES 08 MINUTES 36 SECONDS EAST, ALONG SAID SOUTH LINE, 31.05 TO THE POINT OF BEGINNING.

TOGETHER WITH AND INCLUDING THE FOLLOWING NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER THE ABOVE DESCRIBED PROPERTY:

COMMENCE AT THE SOUTHWEST CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 20, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 89 DEGREES 08 MINUTES 36 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 20 187.16 FEET; THENCE NORTH 0 DEGREES 06 MINUTES 04 SECONDS WEST 573.97 FEET; THENCE SOUTH 88 DEGREES 46 MINUTES 26 SECONDS WEST 282.79 FEET TO THE POINT OF BEGINNING; THEN RUN SOUTH 0 DEGREES 11 MINUTES 04 SECONDS EAST 552.57 FEET MORE OR, LESS TO THE NORTH RIGHT OF WAY LINE OF BUCKLEY ROAD; THEN RUN EAST ALONG THE NORTH RIGHT OF WAY LINE OF BUCKLEY ROAD 30.00 FEET; THEN RUN NORTH 0 DEGREES 11 MINUTES 04 SECONDS WEST 553.00 FEET MORE OR LESS TO A POINT ON THE SOUTH BOUNDARY OF THE 10.00 ACRE PARCEL DESCRIBED ABOVE; THEN RUN SOUTH 88 DEGREES 46 MINUTES 26 SECONDS WEST 30.00 FEET MORE OR LESS TO THE POINT OF BEGINNING.

TOGETHER WITH AND INCLUDING A 1993 TRIPLE-WIDE FLEETWOOD MOBILE HOME LOCATED ON AND AFFIXED TO THE PROPERTY IDENTIFICATION NUMBER GAFLP54A73157ET, GAFLP54B73157ET AND GAFLP54C73157ET.

Parcel Identification Numbers: 20-5S-17-09306-000 and 20-5S-17-09306-002