

THIS INSTRUMENT WAS PREPARED BY:

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

Recording Fee \$ 17.00
Documentary Stamp \$ 1750.00
Consideration \$ 250,000.

RETURN TO:

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

File No. 12-77

Property Appraiser's
Parcel Identification No.
08874-000

Inst: 201212008977 Date: 6/13/2012 Time: 3:38 PM
Doc Stamp-Deed: 1750.00
DC, P. DeWitt Cason, Columbia County Page 1 of 3 B:1236 P:1472

WARRANTY DEED

THIS INDENTURE, made this 13th day of June 2012, between CP GROUP INVESTMENTS, LLC, a Florida limited liability company, whose post office address is 426 SW Commerce Drive, #130, Lake City, FL 32025, of the County of Columbia, State of Florida, grantor*, and G.W. HUNTER, INC., a Florida corporation, whose post office address is P.O. Box 958, Lake City, FL 32056, of the County of Columbia, State of Florida, 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 the County of Columbia and State of Florida, to-wit:

SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.


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.

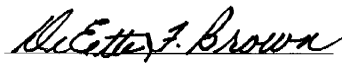
IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Terry McDavid
(Print or Type Name)


CP GROUP INVESTMENTS, LLC

By: 
CHARLES S. SPARKS, MGRM

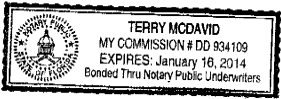

DeEtte F. Brown
(Print or Type Name)

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 13th day of June 2012,
by CHARLES S. SPARKS, as Managing Member of CP GROUP INVESTMENTS, LLC, a Florida
limited liability company. He is personally known to me and did not take an oath.



Notary Public
My Commission Expires: _____



SCHEDULE A

Commence at the Northeast corner of the Northwest 1/4 of Section 30, Township 4 South, Range 17 East, thence run S 00°17'22"E, along the East line of said Northwest 1/4 a distance of 21.65 feet to a point on the South Right-of-Way line of County Road No. 242 for the POINT OF BEGINNING; thence continue along said East line of the Northwest 1/4 S 00°17'22"E, a distance of 414.94 feet; thence run N 89°08'24"W, a distance of 630.00 feet; thence run N 00°17'22"E, a distance of 414.94 feet to a point on the South Right-of-Way line of County Road No. 242; thence run S 89°08'24"E, along said South Right-of-Way line of County Road No. 242 a distance of 630.00 feet to the POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.