

This Instrument Prepared by:

Lee Ann Tranford, Esq.
Saul Ewing Arnstein & Lehr LLP
200 E. Las Olas Blvd., Suite 200
Ft. Lauderdale, FL 33301

After Recording Return To:

Linda Reeves
Cohen Morris et al
212 US Highway One #400
North Palm Beach FL 33408

Special Warranty Deed

THIS INDENTURE, made this 14th day of January, 2022, by and between **Jupiter Development LLC**, a North Carolina limited liability company, whose post office address is 171 Golden Gate Pt, Suite 3, Sarasota, Florida 34236 (hereinafter referred to as "Grantor") and **TWAS Properties LLC**, a Delaware limited liability company, whose post office address is 115 E. Main Street, Thomaston, GA 30286 (hereinafter referred to as "Grantee").

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, Grantor has granted, bargained, sold, assigned, transferred and conveyed and does hereby grant, bargain, sell, assign and transfer and convey to Grantee, its successors and assigns, all of that certain tract or parcel of land being more particularly described in **Exhibit "A"** attached hereto and by this reference made a part hereof (hereinafter referred to as the "Property").

TO HAVE AND TO HOLD said Property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining to the only proper use, benefit and behoof of Grantee and the successors and assigns of Grantee, forever, **IN FEE SIMPLE**.

The Property is conveyed subject to those matters set forth on **Exhibit "B"** attached hereto and by this reference made a part hereof.

Grantor shall warrant and forever defend the title to said Property, unto the Grantee, its successors and assigns, against the lawful claims of all persons or entities claiming by, through or under Grantor, except as to those matters set forth on **Exhibit "B"** attached hereto.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal on the day, month and year first above written.

(Signature page to follow)

Signed, sealed and delivered
in the presence of:

Sarah Ball
Witness Signature

Sarah Ball
Print Name of Witness

Amelia Jefferson
Witness Signature

Amelia Jefferson
Print Name of Witness

"GRANTOR"

JUPITER DEVELOPMENT, LLC,
a North Carolina limited liability company

By: Scott Hallihan
Scott Hallihan, Manager

STATE OF FLORIDA)
COUNTY OF Sarasota) SS:

The foregoing instrument was acknowledged before me by means of () physical presence or ()
online notarization this 13 of January, 2022, by Scott Hallihan, Manager of Jupiter Development
LLC, a North Carolina limited liability company, on behalf of said company. He is [] personally known
to me or [] produced PL #45079305450 identification.

Amelia Jefferson
NOTARY PUBLIC, State of Florida

Print Name: Amelia Jefferson

My Commission Expires: 10/10/25

(notary seal)

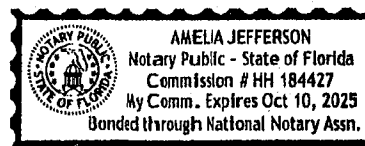


Exhibit "A"
Property

PARCEL 1:

PARCEL 6 OF "A SUBDIVISION OF BLOCK C, BROOKSIDE", AS RECORDED IN PLAT BOOK 3, PAGE 101 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA

AND

A PARCEL OF LAND LYING IMMEDIATELY SOUTH OF AND ADJACENT TO PARCEL 6, AS SHOWN IN SUBDIVISION OF BLOCK C, BROOKSIDE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 101, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NE CORNER OF LOT B OF "BROOKSIDE" A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 45, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA, AND RUN N75°20'W ALONG THE NORTHERLY LINE OF SAID LOT B, A DISTANCE OF 423.8 FEET, MORE OR LESS TO THE NW CORNER OF SAID LOT B, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF NW STREAMSIDE COURT (FORMERLY EASTSIDE DRIVE); THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE 20.76 FEET TO THE SW CORNER OF PARCEL NO. 6 OF "A SUBDIVISION OF BLOCK C, BROOKSIDE", A SUBDIVISION AS RECORDED IN PLAT BOOK 3, PAGE 101, PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA; THENCE S75°20'E ALONG THE SOUTHERLY LINE OF PARCEL 6, A DISTANCE OF 415.20 FEET, MORE OR LESS TO THE SE CORNER OF SAID PARCEL 6; THENCE SOUTHERLY 20.23 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE POINT WHERE THE EAST LINE OF LOT "B" BROOKSIDE SUBDIVISION A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE 45, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA INTERSECTS THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 10 (U.S. HIGHWAY 90) AS NOW EXISTS, AND RUN N 81 DEG. 45' 40" W STILL ALONG THE SAID NORTHERLY RIGHT-OF-WAY LINE, 137.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 81 DEG. 45' 40" W STILL ALONG SAID RIGHT-OF-WAY LINE, 191.00 FEET TO A CONCRETE MONUMENT; THENCE N 9 DEG. 27' 00" E, 371.97 FEET TO A CONCRETE MONUMENT AND TO THE SOUTH LINE OF A 20 FOOT DITCH EASEMENT; THENCE S 74 DEG. 29' 14" E 171.86 FEET ALONG SAID SOUTH LINE; THENCE S 6 DEG. 09' 59" W 350.36 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

Exhibit "B"
Permitted Exceptions

1. Taxes and assessments for the year 2022 and subsequent years, which are not yet due and payable.
2. Any minerals or mineral rights leased, granted or retained by current or prior owners.
3. Easements, restrictions, covenants and conditions as set forth in the Plat of Brookside, recorded in Plat Book 3, Page 45.
4. Easements, restrictions, covenants and conditions as set forth in the Plat of A Subdivision of Block C Brookside, recorded in Plat Book 3, Page 101.
5. INTENTIONALLY DELETED.
6. INTENTIONALLY DELETED.
7. Easement granted to Florida Power & Light Company recorded in Official Records Book 404, Page 605.
8. Easement granted to The City of Lake City Florida recorded in Official Records Book 587, Page 632.

Declaration of Restrictions and Protective Covenants recorded in Official Records Book 1008, Page 2713. (As to Parcel 1 only)