

46 157 123  
WARRANTY DEED

THIS INDENTURE, made this 22nd day of January, 2014, between OAKS OF LAKE CITY, LLC, a Florida limited liability company, whose address is Post Office Box 513, Lake City, Florida 32056-0513, Grantor, and MICAH LINTON, whose address is 343 NW Cole Terrace, Suite 201, Lake City Florida 32055, Grantee,

WITNESSETH:

That said Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, successors and assigns forever, the following described lands in COLUMBIA County, Florida:

SEE SCHEDULE A ATTACHED HERETO.  
(Tax parcels R09157-000 and cutout of R09280-000)

SUBJECT TO: Taxes for 2014 and subsequent years; restrictions and easements of record, including restrictions at OR Book 1144, page 2574, OR Book 1211, page 2518, and OR Book 1224, page 2459, public records of Columbia County; and easements shown by the plat of the property.

N.B. Grantor intends that Grantee shall be able to plat the property as part of a proposed "Oaks of Lake City Phase 4", according to an approved layout of any such PRRD; and also that Grantee shall possess four voting units in the business of said PRRD by his ownership of the property.

Said Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer on the day above first written.

Signed, sealed and delivered  
in the presence of:

Eddie M. Anderson  
Print Name: Eddie M. Anderson

Andrea L. Walden  
Print Name: Andrea L. Walden  
Witnesses as to Grantor

STATE OF FLORIDA  
COUNTY OF COLUMBIA

1st 201412000903 Date: 1/22/2014 Time: 4:35 PM  
Doc Stamp-Deed: 1575.00  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1268 P:1408

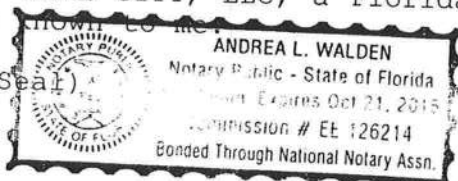
OAKS OF LAKE CITY, LLC

Bradley N. Dicks  
By BRADLEY N. DICKS  
Its sole Managing Member

This Instrument Was Prepared By:  
EDDIE M. ANDERSON, P.A.  
Post Office Box 1179  
Lake City, Florida 32056-1179

The foregoing instrument was acknowledged before me this 22nd day of January, 2014, by BRADLEY N. DICKS, as sole Managing Member and on behalf of OAKS OF LAKE CITY, LLC, a Florida limited liability company. He is personally known to me.

(Notarial Seal)



Andrea L. Walden  
Notary Public  
My commission expires:

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**QUIT-CLAIM DEED**

THIS QUIT-CLAIM DEED, executed this 27 day of January, 2014 by MICAH LINTON whose address is 343 NW Cole Terrace, Suite 201, Lake City Florida 32055, first party, to RIMROCK DEVELOPMENT L.L.C., a Florida limited liability company, whose address is 343 NW Cole Terrace, Suite 201, Lake City, Florida 32055, second party:

**WITNESSETH:**

That first party, for and in consideration of the sum of \$10.00 in hand paid by second party, receipt whereof is hereby acknowledged, do hereby remise, release and quitclaim to second party forever, all right, title, interest, claim and demand which first party has in and to the following described lands lying in COLUMBIA County, Florida:

SEE SCHEDULE A ATTACHED HERETO.

(Tax parcels R09157-000 and cutout of R09280-000)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

IN WITNESS WHEREOF, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

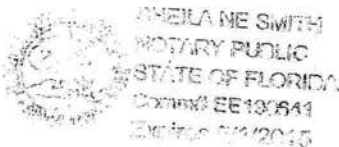
Becky Smith  
Print Name: \_\_\_\_\_

Bert Smith Laurie Gieberg  
Print Name: Laurie Gieberg  
Witnesses as to First Party

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 27 day of January, 2014, by MICAH LINTON. He is personally known to me.

(NOTARIAL SEAL)



MICAH LINTON

This Instrument Was Prepared By:  
EDDIE M. ANDERSON, P.A.  
Post Office Box 1179  
Lake City, Florida 32056-1179

Sheila M. Smith  
Notary Public  
My commission expires:

Inst 201412001175 Date: 1/28/2014 Time: 12:00 PM  
Doc Stamp-Deed: 0.70  
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1268 P:2114

SCHEDULE A to QUITCLAIM DEED  
LINTON to RIMROCK DEVELOPMENT, L.L.C.

A parcel of land in Sections 7 and 18, Township 5 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run South 88°24'04" West along the North line of Section 18 a distance of 1318.26 feet; thence South 56°41'15" West a distance of 117.79 feet; thence South 83°22'09" West a distance of 686.53 feet; thence South 87°03'43" West a distance of 1273.11 feet to the East line of a proposed road; thence South 87°06'47" West a distance of 60.00 feet to the West line of said proposed road and the POINT OF BEGINNING; thence South 87°56'11" West a distance of 1242.83 feet; thence North 02°53'14" West a distance of 695.07 feet to the South line of a proposed road; thence North 87°06'46" East along said South line of a proposed road a distance of 1212.70 feet to the Southwest line of a proposed road; thence South 47°53'14" East along said Southwest line of a proposed road a distance of 42.43 feet to the West line of a proposed road; thence South 02°53'14" East along said West line a distance of 682.93 feet to the POINT OF BEGINNING. Containing 20.07 acres, more or less.

TOGETHER WITH:

An easement, for ingress and egress purposes, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 18, Township 5 South, Range 17 East, Columbia County, Florida and run South 88°24'04" West along the North line of Section 18 a distance of 1318.26 feet; thence South 56°41'15" West a distance of 117.79 feet; thence South 83°22'09" West a distance of 686.53 feet; thence South 87°03'43" West a distance of 1273.11 feet to the East line of a proposed road and the POINT OF BEGINNING; thence South 02°53'14" East along said East line a distance of 113.08 feet to a point on the Northerly Right-of-Way line of SW Custom Made Circle; thence South 86°45'59" West along said Northerly Right-of-Way line a distance of 60.00 feet to the West line of a proposed road; thence North 02°53'14" West along said West line a distance of 796.37 feet; thence North 87°06'46" East a distance of 60.00 feet to a point on the East line of a proposed road; thence South 02°53'14" East along said East line a distance of 682.93 feet to the POINT OF BEGINNING.