

PREPARED BY:

**ANDREW SHIPP, ESQ.
RAYONIER INC. – LAW DEPT.
1 RAYONIER WAY
WILDLIGHT, FL 32097**

RETURN TO:

**TIMOTHY P. KELLY PA
1016 LASALLE STREET #2
JACKSONVILLE, FL 32207**

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

**SPECIAL WARRANTY DEED
(Florida Property)**

THIS SPECIAL WARRANTY DEED is made this 16 day of October, 2024, from **RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC**, a Delaware limited liability company (f/k/a TerraPointe LLC, a Delaware limited liability company, prior to name change effective October 2, 2017) duly authorized to do business in Florida, whose address is 1 Rayonier Way, Wildlight, Florida 32097 (“Grantor”), to **ANYANWU OTUTU LLC**, a Florida limited liability company whose address is 9300 Conroy Windemere Rd., Unit 2845, Windemere, Florida 34786 (“Grantee”) (the words “Grantor” and “Grantee” to include any respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that land and improvements thereon located in Columbia County, Florida as more particularly described at **EXHIBIT “A”** attached hereto and by reference made a part hereof (the “Property”).

TAX PARCEL ID#: 30-2S-17-04804-108 and 30-2S-17-04804-109

THIS CONVEYANCE IS SUBJECT TO those matters referenced on **EXHIBIT “B”** attached hereto and by reference made a part hereof (“Permitted Exceptions”).

TOGETHER WITH all tenements, hereditaments and appurtenances, thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.


AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

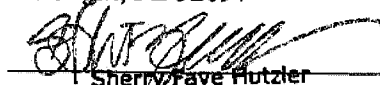
Signed and sealed in the
Presence of:

**RAYDIENT LLC DBA RAYDIENT PLACES
+ PROPERTIES LLC**, a Delaware limited
liability company



Crystal L. Cook (Print)

1 Rayonier Way
Wildlight, FL 32097

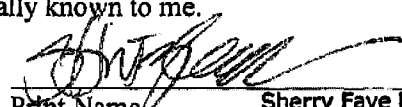


Sherry Faye Hutzler (Print)

1 Rayonier Way
Wildlight, FL 32097

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 17th day of September, 2024, by Andrew Shipp, Vice President of
RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability
company, on behalf of the company, who is personally known to me.



Print Name Sherry Faye Hutzler
NOTARY PUBLIC, State of Florida
Commission # _____
My Commission Expires: _____

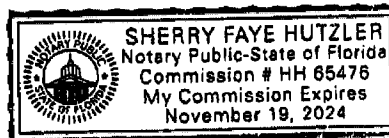


EXHIBIT "A"

"Description of Property"

LOT 8

A parcel of land lying in the NE 1/4 of the SW 1/4 of Section 31, Township 2 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:

Commence at a found 8"x8" concrete monument located at the Southwest corner of said Section 31, Township 2 South, Range 17 East and run N 87°57'22"E, along the South line of said Section 31, Township 2 South, Range 17 East, for a distance of 1333.66 feet to a set 1/2" iron rod located at the Southwest corner of SE 1/4 of SW 1/4 of said Section 31, Township 2 South, Range 17 East; thence run N 00°40'11"W, along the West line of said SE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 1325.48 feet to a set 1/2" iron rod located at the Northwest corner of said SE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East and also being the Southwest corner of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East; thence run N 00°40'11"W, along the West line of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 40.93 feet to a set 1/2" iron rod located on the Southerly R/W line of N.W. Josephine Street (60' R/W - county maintained road); thence continue N 00°40'11"W, along said West line of NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 60.29 feet to a set 1/2" iron rod located on the Northerly R/W line N.W. Josephine Street for the Point of Beginning. From the Point of Beginning thus described and departing said Northerly R/W line of N.W. Josephine Street, continue N 00°40'11"W, along said West line of NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 1224.26 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East; thence run N 88°08'10"E, along the North line of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 427.09 feet to a set 1/2" iron rod; thence run S 00°40'11"E for a distance of 1233.91 feet to a set 1/2" iron rod located on said Northerly R/W line of N.W. Josephine Street; thence run S 87°50'06"W, along said Northerly R/W line of N.W. Josephine Street, for a distance of 281.00 feet to a set 1/2" iron rod; thence run N 89°09'36"W, along said Northerly R/W line of N.W. Josephine Street, for a distance of 87.45 feet to a set 1/2" iron rod; thence run N 85°02'46"W, along said Northerly R/W line of N.W. Josephine Street, for a distance of 58.95 feet to the Point of Beginning.

Subject to any covenants, easements and/or restrictions of record.

The above described parcel being a portion of those certain lands as described and recorded in Official Records Book 1418, Pages 678-683 of the public records of Columbia County, Florida.

LOT 9

A parcel of land lying in the NE 1/4 of the SW 1/4 of Section 31, Township 2 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:

Commence at a found 8"x8" concrete monument located at the Southwest corner of said Section 31, Township 2 South, Range 17 East and run N 87°57'22"E, along the South line of said Section 31, Township 2 South, Range 17 East, for a distance of 1333.66 feet to a set 1/2" iron rod located at the Southwest corner of SE 1/4 of SW 1/4 of said Section 31, Township 2 South, Range 17 East; thence run N 00°40'11"W, along the West line of said SE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 1325.48 feet to a set 1/2" iron rod located at the Northwest corner of said SE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East and also being the Southwest corner of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East; thence run N 00°40'11"W, along the West line of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 40.93 feet to a set 1/2" iron rod located on the Southerly R/W line of N.W. Josephine Street (60' R/W - county maintained road); thence continue N 00°40'11"W, along said West line of NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 60.29 feet to a set 1/2" iron rod located on said Northerly R/W line N.W. Josephine Street; thence departing said Northerly R/W line of N.W. Josephine Street, continue N 00°40'11"W, along said West line of NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 1224.26 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East; thence run N 88°08'10"E, along the North line of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 427.09 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described, continue N 88°08'10"E, along the North line of said NE 1/4 of SW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 427.09 feet to a set 1/2" iron rod; thence run S 00°40'11"E for a distance of 1234.77 feet to a set 1/2" iron rod located on said Northerly R/W line of N.W. Josephine Street; thence run S 88°46'15"W, along said Northerly R/W line of N.W. Josephine Street, for a distance of 189.54 feet to a set 1/2" iron rod; thence run S 87°50'06"W, along said Northerly R/W line of N.W. Josephine Street, for a distance of 237.55 feet to a set 1/2" iron rod; thence departing said Northerly R/W line of N.W. Josephine Street, run N 00°40'11"W for a distance of 1233.91 feet to the Point of Beginning. Subject to any covenants, easements and/or restrictions of record.

The above described parcel being a portion of those certain lands as described and recorded in Official Records Book 1418, Pages 678-683 of the public records of Columbia County, Florida.

EXHIBIT "B"

"Permitted Exceptions"

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
2. General and special taxes, assessments and ad valorem taxes for the current year and thereafter falling due
3. Any current or future building or zoning ordinances or any other law or regulation (including, but not limited to, environmental protection laws and regulations) of any governmental authority;
4. Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;
5. All current and previous reservations, exceptions and conveyances of oil, gas, associated hydrocarbons, coal, sand, gravel, precious metals and other minerals and mineral substances, and royalty and other minerals rights and interests of record;
6. All claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;
7. All outstanding easements, encroachments, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;
8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders;
9. Declaration of Covenants, Conditions and Restrictions for Falling Creek Farms as recorded on December 18, 2020 under Instrument Number 202012021406, in the Official Records of Columbia County, Florida, and all amendments, modifications and supplements thereto;
10. Matters shown on that certain survey of the Property prepared by Ray Daugherty Land Surveyor, Inc., dated December 22, 2020 under Job #20-4-5;
11. Any reservations set forth in this Special Warranty Deed;
12. Lack of access;
13. All matters of public record; and
14. Those certain title defects or exceptions waived or accepted by Grantee as contained in the Title Commitment from Republic National Title Insurance Company to Grantee under Commitment No. 1553464, effectively dated July 31, 2024, as revised September 11, 2024.