

Prepared by and return to:
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Inst: 201812022665 Date: 11/02/2018 Time: 11:03AM
Page 1 of 3 B: 1371 P: 2493, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 6013.00

GWN:jm

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made as of the 29th day of October, 2018, by COCHRAN FOREST PRODUCTS, LLC, formerly Cochran Forest Products, Inc., a Florida limited liability company, hereinafter called the Grantor, to ROBBINS REAL ESTATE, INC., 13001 N. Nebraska Avenue, P.O. Box 17939, Tampa, Florida 33682-7939, hereinafter called the Grantee;

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN and No/100 (\$10.00) DOLLARS and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain land situate in Columbia County, Florida described as follows:

PARCEL 1:

NORTHWEST ¼ OF THE NORTHEAST ¼ AS LIES NORTH OF RAILROAD RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD, IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, LESS AND EXCEPT THE EAST 33 FEET THEREOF.

ALSO:

THE EAST SIX (6) ACRES OF THE NORTHEAST ¼ OF NORTHWEST ¼ AS LIES NORTH OF THE RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD, IN SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHERE THE NORTHERN RIGHT-OF-WAY LINE AS CLAIMED BY S.A.L. RAILROAD INTERSECTS THE WEST BOUNDARY OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 35, AND RUN THENCE SOUTH 07 DEG. 37 MIN. WEST, 29.5 FEET; THENCE SOUTH 83 DEG. 56 MIN. 10 SEC. WEST, 238.05 FEET; THENCE RUN NORTH 07 DEG. 37 MIN. EAST, 1144.11 FEET; THENCE RUN SOUTH 89 DEG. 18 MIN. EAST, 1541.92 FEET; THENCE RUN SOUTH 07 DEG. 19 MIN. 40 SEC. WEST, 915.04 FEET TO THE RIGHT-OF-WAY LINE OF S.A.L. RAILROAD; THENCE RUN SOUTH 83 DEG. 56 MIN. 10 SEC. WEST, 1341.10 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 18 MIN. WEST, ALONG THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$, 233.96 FEET TO THE NORTHWEST CORNER OF LANDS OF SOUTHERN WOOD PRESERVING COMPANY AND TO THE POINT OF BEGINNING, AND RUN THENCE SOUTH 07 DEG. 37 MIN. WEST, ALONG THE WEST LINE OF LANDS OF SAID SOUTHERN WOOD PRESERVING COMPANY, 210 FEET, THENCE NORTH 89 DEG. 18 MIN. WEST, 210 FEET, THENCE NORTH 07 DEG. 37 MIN. EAST, 210 FEET TO THE NORTH LINE OF SAID NORTHEAST $\frac{1}{4}$ OF NORTHWEST $\frac{1}{4}$, THENCE SOUTH 89 DEG. 18 MIN. EAST, 210 FEET TO THE POINT OF BEGINNING.

ALSO:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE NORTH 89 DEG. 18 MIN. WEST, ALONG THE NORTH LINE OF SAID NORTHWEST $\frac{1}{4}$, 233.96 FEET, THENCE SOUTH 07 DEG. 37 MIN. WEST, 210 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE SOUTH 07 DEG. 37 MIN. WEST, 325 FEET, THENCE NORTH 89 DEG. 18 MIN. WEST, 285 FEET, THENCE NORTH 07 DEG. 37 MIN. EAST, 252.00 FEET, THENCE SOUTH 89 DEG. 18 MIN. EAST, 75.00 FEET, THENCE NORTH 07 DEG. 37 MIN. EAST, 73.00 FEET, THENCE SOUTH 89 DEG. 18 MIN. EAST, 210 FEET TO THE POINT OF BEGINNING.

Tax Parcel Nos. 35-3S-17-07253-000 and 35-3S-17-07308-000

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

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

SUBJECT TO taxes and special assessments for 2018 and subsequent years; and easements shown by the plat of said property, if any.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed by its duly

authorized Manager and Officer the day and year first above written.

Signed, sealed and delivered
in the presence of:

COCHRAN FOREST PRODUCTS, LLC, formerly
COCHRAN FOREST PRODUCTS, INC., a Florida
limited liability company

Sign [Signature]

Print GUY W. NORRIS

Sign [Signature]

Print Elizabeth Milito

By [Signature]
J.R. Cochran, President/Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 1st day of November, 2018, by J.R. COCHRAN, as President/Manager of COCHRAN FOREST PRODUCTS, LLC, a Florida limited liability company. He is personally known to me or has produced _____ as identification.

Notary Public:
Sign [Signature]
Print Elizabeth Milito
State of Florida at Large (Seal)
My Commission Expires:

