

Prepared by and return to:

Kelley D. Jones
Attorney at Law
Kelley D. Jones, P.A.
4110 NW 37th Place, Suite B
Gainesville, FL 32606
352-377-2004

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Warranty Deed

This Warranty Deed made this **31st** day of July, 2021 between **Jai Shree Krishna Lake City, LLC**, a Florida limited liability company whose post office address is 3690 U.S. Highway 90 West, Lake City, FL 32024, grantor, and **Inn Of Commerce LLC**, a Florida limited liability company whose post office address is 450 SW Florida Gateway Drive, Lake City, FL 32024, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 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 **Columbia County, Florida** to-wit:

See Exhibit "A" attached hereto and made a part hereof as if fully set forth herein

Tax parcel No.: 35-3S-16-02545-102

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.

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 fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2020**.

PERMITTED EXCEPTIONS

1. Non-Exclusive Easement for a period of 60 years from November 10, 1965, for the purposes of Ingress and Egress and Underground Utilities, as granted by Texaco Inc. to Sam Spevak by Grant of Easement as recorded in Official Records Book 195, Page 211, as Corrected in Official Records Book 230, Page 306.
2. Survey made by J. Sherman Frier & Associates, Inc., dated April 11, 2019 shows the following: a.) PVC pipes; 8' high density polyethylene and 8' Terra Cotta pipes located inside property lines; b.) Various Sanitary Sewer man hole near the Northerly lot line; c.) indication of underground utilities located within the boundary; d.) Building Setbacks: Front-30 feet; side none and Rear-15 feet; e.) Electric line 3.0' inside property line on southeast side and along easterly boundary.
3. All matters contained on the Plat of Corner at Commerce Blvd, as recorded in Plat Book 9, Pages 137 and 138.
4. Terms, conditions, obligations and limitations as described in Declaration of Easements and Restrictions, dated December 20, 2019 by Keveps Lake City, L.L.C. a Florida limited liability company, and recorded on December 20, 2019 in Official Records Book 1401, Page 2020, of the Public Records of Columbia County, Florida. This Declaration establishes and provides without limitation for easements, liens, charges and assessments against the insured lands.

This instrument prepared by Kelley D. Jones, Attorney at Law, 4110 NW 37th Place, Suite B, Gainesville, Florida 32606. Title to the lands described herein has not been examined by me and no warranty or other representation is made and no opinion (either express or implied) is given as to the marketability or condition of the title to the subject property, the quantity of lands included thereto, the location of the boundaries thereof, or the existence of liens, unpaid taxes or encumbrances.

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:

Jai Shree Krishna Lake City, LLC,
a Florida limited liability company

By: _____

Nilesh Patel, Manager

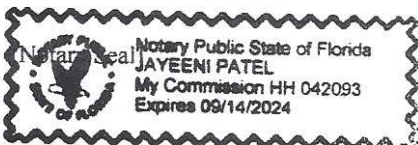
Witness Name: YIDHI MODI

Witness Name: RUPAL PATEL

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization this 31st day of July, 2021 by Nilesh Patel, Manager of Jai Shree Krishna Lake City, LLC, a Florida limited liability company, who [] is personally known or [X] has produced a driver's license as identification.



Notary Public _____

Printed Name: _____

My Commission Expires: _____

JAYEENI PATEL

09/14/2024

EXHIBIT A

Lot 2, of CORNER AT COMMERCE BLVD, a subdivision according to the plat thereof as recorded in Plat Book 9, Pages 137 and 138, of the Public Records of Columbia County, Florida.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS SET FORTH IN GRANT OF EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 195, PAGE 211, AS CORRECTED IN OFFICIAL RECORDS BOOK 230, PAGE 306, BOTH OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, OVER THAT CERTAIN PROPERTY SITUATED IN PART OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35, THENCE RUN SOUTH 06°40'39" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 153.76 FEET TO A POINT ON THE CENTERLINE OF U.S. HIGHWAY NO. 90, SAID POINT BEING IN A CURVE CONCAVED SOUTHEASTERLY HAVING A RADIUS OF 2864.79 FEET; THENCE RUN ALONG AND AROUND SAID CURVE AND SAID CENTERLINE, A CHORD BEARING AND DISTANCE OF SOUTH 82°16'30" WEST, 121.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE CONTINUE ALONG SAID CENTERLINE, SOUTH 81°03'21" WEST, A DISTANCE OF 252.99 FEET; THENCE RUN NORTH 08°56'39" WEST, A DISTANCE OF 79.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID U.S. HIGHWAY NO. 90; THENCE RUN SOUTH 81°03'21" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.12 FEET TO A TRANSITION POINT; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING COURSES: NORTH 08°56'39" WEST, 10.00 FEET; SOUTH 81°03'21" WEST, 249.99 FEET TO THE TERMINUS OF SAID COURSES, SAID POINT OF TERMINUS ALSO BEING THE INTERSECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE WITH THE RAMP RIGHT-OF-WAY APPROACH TO INTERSTATE NO. 75; THENCE RUN NORTH 74°33'46" WEST ALONG SAID RAMP RIGHT-OF-WAY LINE, A DISTANCE OF 55.10 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE 74°33'46" WEST ALONG SAID RAMP RIGHT-OF-WAY LINE, A DISTANCE OF 54.90 FEET; THENCE RUN NORTH 08°56'39" WEST, A DISTANCE OF 129.59 FEET; THENCE RUN NORTH 81°03'21" EAST, A DISTANCE OF 50.00 FEET; THENCE RUN SOUTH 08°56'39" EAST, A DISTANCE OF 152.25 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH RIGHTS SET FORTH IN THAT CERTAIN DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN OFFICIAL RECORDS BOOK 1401, PAGE 2020 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.