

46  
Prepared by:  
Michael H. Harrell  
Abstract Trust Title, LLC  
283 NW Cole Terrace  
Lake City, FL 32055

Inst: 202212011009 Date: 06/03/2022 Time: 2:55PM  
Page 1 of 3 B: 1468 P: 769, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy ClerkDoc Stamp-Deed: 8050.00

4-11673

## Warranty Deed

Trust to Individual or Corporation or LLC or Trust

THIS WARRANTY DEED made this 2 day of June 2022, by Chris Samson, individually and as Trustee of the First Street Land Trust, hereinafter called the grantor, to 840 Main Blvd, LLC, a Florida Limited Liability Company whose address is: 184 SW Dominos Way, Lake City, FL 32025 hereinafter called the grantee:

(Wherever 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in Columbia County, Florida:

**See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.**

**The above described property is not, nor has it ever been the Homestead of the Grantor.**


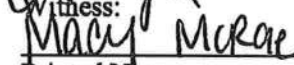
TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

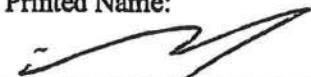
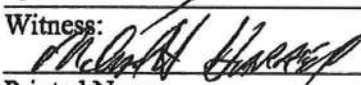
AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to the prior year.

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

Signed, sealed and delivered in our presence:

  
Witness:  
  
Printed Name:

  
Chris Samson, Individually, and as Trustee  
of the First Street Land Trust

  
Witness:  
  
Printed Name:

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or  
☐ online notarization, this 2 day of June, 2022 by Chris Samson, Individually, and as Trustee  
of the First Street Land Trust, who is personally known to me or who has produced  
DL as identification.

(Notary Seal)

  
Notary Public



MACY McRAE  
Notary Public  
State of Florida  
Comm# HH206033  
Expires 12/8/2025

4-11673

Exhibit "A"

PARCEL 1:

COMMENCE AT THE SOUTHEAST CORNER OF THE SW 1/4 OF SW 1 /4 OF SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE WESTERLY ALONG SAID SECTION LINE 29.4 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, RUN THENCE NORTHERLY ALONG SAID WEST RIGHT-OF- WAY LINE OF U.S. HIGHWAY NO. 41, 188.9 FEET FOR A POINT OF BEGINNING, AND RUN THENCE S 85°38' W ALONG THE NORTH LINE OF LAND OF SAM RAMSEY, A DISTANCE OF 414.1 FEET TO THE SOUTHEAST CORNER OF LOT 14 OF BLOCK 7, ADDITION NO.4, LAKE VILLAS SUBDIVISION, THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 14, 32,6 FEET TO THE SOUTHWEST CORNER OF LOT 13 OF SAID BLOCK 7, THENCE N 60°32' E ALONG THE SOUTH LINE OF LOTS 13, 12, 11, 10 AND 9 OF SAID BLOCK 7, A DISTANCE OF 301 FEET TO THE SOUTHEAST CORNER OF LOT 9 OF SAID BLOCK 7, THENCE S 0°29' E, 3.1 FEET, THENCE N. 89°31' E A DISTANCE OF 169 FEET, MORE OR LESS, TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41, THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY LINE 147 FEET TO THE POINT OF BEGINNING. SAID LANDS BEING WHOLLY WITHIN SAID SW 1/4 OF SW 1/4.

PARCEL 2:

BEGIN AT THE SOUTHEAST CORNER OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4, A SUBDIVISION RECORDED IN PLAT BOOK 2, PAGE 108F OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA AND RUN NORTH 00°29'00" WEST ALONG THE EAST LINE OF SAID LOT 9 A DISTANCE OF 153.18 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE; THENCE NORTH N 60°40'54" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF ALAMO DRIVE A DISTANCE OF 33.23 FEET; THENCE SOUTH 00°29'00" EAST A DISTANCE OF 171.90 FEET; THENCE SOUTH 89°02'42" WEST A DISTANCE OF 29.11 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9, BLOCK 7, LAKE VILLAS ADDITION NUMBER 4; THENCE NORTH 00°29'00" WEST ALONG SAID SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 9 A DISTANCE OF 2.94 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF THE ABOVE DESCRIBED PROPERTY, IF ANY, AS DESCRIBED IN QUIT CLAIM DEED DATED MAY 11, 2005 TO PHILIP J. MOSES, JR. AND G. DAVID BREWER, AS RECORDED IN OFFICIAL RECORDS BOOK 1045, PAGE 2694, AND QUIT CLAIM DEED TO PHILIP J. MOSES, JR. AND G. DAVID BREWER, DATED MAY 11, 2005 AND RECORDED IN OFFICIAL RECORDS BOOK 1045, PAGE 2696, ALL IN THE PUBLIC RECORDS, COLUMBIA COUNTY, FLORIDA.

TOGETHER WITH A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER AND ACROSS THE SOUTH 25 FEET OF LAND DESCRIBED IN BOOK 1045, PAGE 2696 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.