

ATS # 18374-FLA

WARRANTY DEED

This Warranty Deed made the 25th day of July, A.D. 2011 by

Virginia Gail McDaniel, a single person
hereinafter called the grantor, to

Inst 201112011301 Date: 7/26/2011 Time: 2:02 PM
Doc Stamp-Deed: 4200.00
DC, P DeWitt Cason, Columbia County Page 1 of 2 B.*218 P 1241

Hinson's Broward Properties, LLC, a Florida Limited Liability Company
Whose address is: 345 Sisco Road, Pomona Park, FL 32181

Witnesseth: That the grantor, for and in consideration of the sum of \$10 00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

See Exhibit "A" attached hereto and by this reference made a part hereof

This conveyance is subject to that certain contract dated January 20, 1956, between National Turpentine & Pulpwood Corporation and Russell Carter and his wife, Virginia Carter, which contract through various transactions is now owned by Packaging Corporation of America, Inc., notice of which is recorded in Official Records Book 5, Page 289 of the public records of Echols County, Georgia, and Official Records Book 32, Page 334, of the public records Book 32, Page 334, of the public records of Columbia County, Florida,

Also,

Subject to Conservation Easement in favor of Suwannee River Water Management District, dated September 28, 2007, recorded in OR Book 1132, Page 1516, of the public records of Columbia County, Florida, together with the right of ingress and egress over and across subject property

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, 2010.

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

Teresa Baker

Virginia Gail McDaniel

Witness

Michael H Harrell

STATE OF

COUNTY OF Florida
Columbia

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County last aforesaid to take acknowledgments personally appeared Virginia Gail McDaniel, a single person known to me personally and/or who produced a drivers license and who executed before me the foregoing deed and acknowledged before me that they executed the same

WITNESS my hand and official seal in the County and State last aforesaid this 25th day of July A.D. 2011.

(seal)

NOTARY PUBLIC

This instrument prepared by
Michael H Harrell
Abstract & Title Services
111 E. Howard Street
Lake City, FL 32055



ATS# 18374

Exhibit "A"

That portion of the following described property which lies South of the Florida-Georgia State Line, hence within the State of Florida

Parcel 1

A parcel of land lying in Sections 11 and 12, Township 2 North, Range 16 East and a portion of 573, 574 and 575 of the 13th Land District all in Columbia County, Florida and also a portion of 537 and 538 of the 13th Land District lying in Echols County, Georgia, said parcel being more particularly described as follows: Commence at a concrete monument at the intersection of the Georgia - Florida State Line with the northwesterly right of way of U S 441 and run N 60 deg 52'29" E along said right of way 890.63 feet; thence leaving said right of way run N 06 deg 20'00" W, 465.63 feet; thence N 89 deg 43'00" W 411.18 feet, thence S 57 deg 57'00" W, 1531.43 feet to the POINT OF BEGINNING, from said POINT OF BEGINNING, continue thence S 57 deg 57'00" W, 37.52 feet to the Georgia - Florida State Line; thence continue S 57 deg 57'00" W, 886.91 feet, thence S 18 deg 03'00" E, (non-radial) 715.98 feet to the westerly right of way of U S 441, thence Southwesterly along said right of way along a curve concave to the Southeast, said curve having a radius of 2905.77 feet; through a central angle of 41 deg 17'33"; for an arc distance of 2094.16 feet to a point of tangent, thence S 03 deg 27'30" W (Bearing Base) along said right of way 2377.69 feet, thence leaving said right of way, run N 70 deg 21'16" W, 7275.02 feet to the ordinary high water line of the Suwannee River, thence northeasterly along said ordinary high water line 8208.96 feet to a point lying N 79 deg 28'18" W, 3816.28 feet from the point of beginning, thence S 79 deg 28'18" E, 3816.28 feet to the point of beginning.

AND

Parcel 2.

TOWNSHIP 2 NORTH, RANGE 16 EAST.

A parcel of land lying in Land Lots 538 and 573 of the 13th Land District of Echols County, Georgia and Township 2 North, Range 16 East, Columbia County, Florida, and being more particularly described as follows: Commence at a concrete monument at the intersection of the Northwesterly right of way of U S Highway 441 with the Georgia-Florida State Line, said point also being the Point of Beginning; from said Point of Beginning run S 56 deg 58'20" W along said right of way 959.44 feet, thence leaving said right of way, run N 19 deg 37'38" W, 624.99 feet; thence N 57 deg 57'00" E, 926.67 feet; thence S 22 deg 19'23" E, 602.65 feet to the point of beginning.