

## SPECIAL WARRANTY DEED

This document prepared by and to be returned to:

Gary D. Grunder  
Grunder & Petteway, P. A.  
23349 NW CR 236, Suite 10  
High Springs, Florida, 32643

Tax Parcel Number:  
a portion of 31-7S-17-10071-000

THIS INDENTURE made May 29, 2020,

BETWEEN River Bend Farm, LLC, a Florida limited liability company, whose post office address is 590 SW Mapleton Street, Ft. White, Florida, 32038, herein called Grantor, and

Helen Colee Ponder and Randal A. Ponder, husband and wife, whose post office address is 322 SW Mapleton Street, Ft. White, Florida, 32038, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, 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 the county(ies) of Columbia state of Florida, to wit:

Commence at the NE corner of Section 31, Township 7 South, Range 17 East Columbia County, Florida and run S. 87 degrees 35' 27" W., 284.79 feet to the Point of Beginning; thence continue S. 87 degrees 35' 27" W., 525.00 feet; thence S 03 degrees 23' 13" E., 870.00 feet thence N. 87 degrees 35' 27" E., 525.00 feet; thence N. 03 degrees 23' 13" W., 870.00 feet to the Point of Beginning. *mc*

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

AND SAID GRANTOR covenants that the premises are free from all encumbrances made by grantor and grantor will warrant and defend the property herein conveyed against the lawful claims and demands of all persons claiming by, through or under grantor.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

River Bend Farm, LLC

By: Carrie R. Barnes  
Carrie R. Barnes, Manager

By: Kellie R. Rendek  
Kellie R. Rendek, Manager

WITNESSES TO BOTH  
MANAGERS.

Witness: [Signature]  
Print name: \_\_\_\_\_

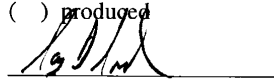
Witness: [Signature]  
Print name: A. Leigh Cangelosi

State of Florida  
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 29 day of MAY, 2020 by Carrie R.

Barnes as Manager and Kellie R. Rendek as Manager who

- (X) is/are personally known to me  
( ) produced a current Florida driver's license as identification  
( ) produced \_\_\_\_\_ as identification.



Notary Public at Large, State of Florida

(SEAL)

12034.1

