

Prepared by and Return to: **J. Danese**  
Sunshine Title Corporation  
8613 Old Kings Road South, Suite 100  
Jacksonville, Florida 32217  
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DC,P.DeWitt Cason,Columbia County Page 1 of 1 B:1295 P:1619

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STATE OF Florida )  
COUNTY OF Columbia )

**SPECIAL WARRANTY DEED**

(Corporate Seller)

THIS INDENTURE, made this May 27, 2015, between Tenstar Investments, Inc., a Florida Corporation, a Florida corporation, whose mailing address is: 638 NW Clubview Circle, Lake City, Florida 32055, party of the first part, and Felipe J. Estevez, Bishop of the Diocese of St. Augustine, whose mailing address is: 11625 Old St. Augustine Road, Jacksonville, Florida 32258, party/parties of the second part.

**WITNESSETH:**

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, to wit:

That part of Section 30, Township 3 South, Range 17 East, Columbia County, more fully described as follows:

Commence at the Southwest corner of the NE 1/4 of the SE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida and run North 89°03' East along the South line of said NE 1/4 of the SE 1/4, a distance of 0.19 feet to the Point of Beginning; thence North 02°47' East, 199.57 feet to a point lying 65.00 feet South of the main track center line of the Seaboard System Railroad; thence South 87°13' East, parallel to said main track, 456.36 feet to a concrete monument lying 65.00 feet South of said main track center line, said point being also on the Westerly boundary of the Lapradd property as recorded in Book 406, page 233, of the Official Records of Columbia County, Florida; thence South 03°19'44" West along said Westerly boundary of Lapradd property, 228.27 feet to a concrete monument lying on the proposed Northerly right-of-way line of Railroad Street relocation; thence South 89°59'24" West along said proposed Northerly right-of-way line 454.69 feet; thence North 02°47' East, 50.69 feet to the Point of Beginning.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

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

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on May 29, 2015.

Signed, sealed and delivered  
in the presence of:

K Ponce  
Witness signature  
Kathleen Ponce  
Print witness name  
G. M. M. M. M. M.  
Witness signature  
G. M. M. M. M. M.  
Print witness name

Tenstar Investments, Inc., a Florida Corporation

By: Mike Kahlich  
Print Name: Mike Kahlich  
Title: President

(Corporate Seal)

State of Florida  
County of Columbia

THE FOREGOING INSTRUMENT was acknowledged before me this May 28, 2015 by Mike Kahlich, President of Tenstar Investments, Inc., a Florida Corporation who is personally known to me or who has produced Driver License as identification.

K Ponce  
Notary Public

