

Prepared by and return to:
Gary D. Grunder
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DC, P. DeWitt Cason, Columbia County Page 1 of 2

Tax Parcel Identification No. R07610-002 and R07610-005

TRUSTEE'S DEED

THIS INDENTURE, made on December 31, 2007, between Patricia Faye Boris, individually and as Trustee of the Patricia Faye Boris Revocable Living Trust Dated September 14, 2005, Grantor; and South Town Square, LLC, a Florida limited liability company, Grantee. The address of Patricia Faye Boris is PO Box 2095, Lake City, Florida 32056. The address of South Town Square, LLC is P.O. Box 2095, Lake City, Florida 32056.

WITNESSETH:

That the Grantor, pursuant to the powers granted under the Trust dated September 14, 2005, made by Patricia Faye Boris, and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, grants, bargains, aliens, remises, releases, conveys, and confirms to the Grantee, and the Grantee's heirs, personal representatives, successors, and assigns forever that certain real property situate in Columbia County, Florida, more particularly described as follows:

South Town Square, Parcel No. R07610-002:

Land lying and being in the Southwest 1/4, Section 5, Township 4 South, Range 17 East, Columbia County (Lake City), Florida, more fully described as follows:

Beginning at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 5, Township 4 South, Range 17 East, Columbia County, Florida, said point being further described as lying in the Southern line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road, 181.45 feet to a point; thence South 6 deg. 24 min. 25 sec. West, 149.56 feet to a point, said point being the Northwest corner of the property of Columbia Arms, Inc.; thence South 6 deg. 57 min. 11 sec. West along the Western line of the Columbia Arms property, 685.70 feet to a point, said point lying in the Northern line of a 50 foot drainage easement previously granted to the City of Lake City, Florida; thence North 84 deg. 10 min. 30 sec. West along the Northern line of said easement, 464.47 feet to a point in the Eastern line of U.S. Highway No. 41 (State Road No. 25); thence North 9 deg. 53 min. 30 sec. East along the Eastern line of said U.S. Highway No. 41, 794.24 feet to the South right-of-way line of St. Margaret Road; thence North 89 deg. 56 min. 43 sec. East along the Southern right-of-way line of St. Margaret Road, 244.00 feet, more or less to the Point of Beginning.

LESS AND EXCEPT the property described in Official Records Book 777 at Page 2370 of the Public Records of Columbia County, Florida.

South Town Square, Parcel No. R07610-005:

Commence at the Northeast corner of the NW 1/4 of the SW 1/4 of Section 5, Township 4 South, Range 17 East, said point being further described as lying in the Southern line of St. Margaret Road; run thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road, 181.45 feet to the true point of beginning; thence North 89 deg. 56 min. 43 sec. East along the Southern line of St. Margaret Road 91.0 feet to a point; thence South 0 deg. 03 min. 17 sec. East, 161.9 feet to a point in the Northern line of the property of Columbia Arms, Inc.; thence North 83 deg. 01 min. 59 sec. West along the Northern line of the said Columbia Arms property,

108.65 feet to the Northwestern corner thereof; thence North 06 deg. 24 min. 25 sec. East, 149.56 feet to the Point of Beginning.

SUBJECT TO:

- 1. Reservations, dedications, easements, and restrictions of record.
- 2. Taxes for the year 2007 and all subsequent years.
- 3. All valid zoning ordinances of governmental bodies.

TOGETHER WITH all and singular the tenements, hereditaments, and appurtenances belonging or in any way appertaining to the real property.

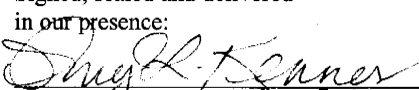
TO HAVE AND TO HOLD the same unto the Grantee, the Grantee's heirs, personal representatives, successors, and assigns, in fee simple forever.

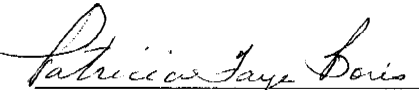
AND THE Grantor covenants to and with the Grantee, the Grantee's heirs, personal representatives, successors, and assigns, that Patricia Faye Boris presently serve as Trustee under agreement dated September 14, 2005, made by Patricia Faye Boris, that the Trust is in full force and effect, that Patricia Faye Boris as Trustee is empowered by the Trust to enter into this deed, and that all things preliminary to and in and about this conveyance and the laws of the state of Florida have been followed and complied with in all respects.


AND THE Grantor further covenants with the Grantee that the Grantor has good right and lawful authority to convey the property and Grantor warrants the title to the property for any acts of Grantor and will defend the title against all lawful claims of all persons claiming by, through, or under the Grantor. Where used herein the terms Grantor and Grantee shall be construed as singular or plural as the context requires.

IN WITNESS WHEREOF, the Grantor has set his hand and seal on the date and year first above written.

Signed, sealed and delivered
in our presence:


Witness: Print Name Amy L. Kenner



Patricia Faye Boris, Individually and as
Trustee of the Patricia Faye Boris Revocable
Living Trust Dated September 14, 2005


Witness: Print Name Gary D. Grunder

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me this 31st day of December, 2007 by Patricia Faye Boris individually and as Trustee of the Patricia Faye Boris Revocable Living Trust Dated September 14, 2005 who

(☒) is personally known to me
(☐) who has produced a valid Florida driver's license as identification
(☐) who produced _____ as identification


Notary Public at Large, State of Florida

(SEAL)

