

Rec 18.50
Doc 3150.00
1

Prepared by and return to:

Marlin M Feagle

President

Marlin M. Feagle, Attorney at Law, P.A.

153 NE Madison Street

Lake City, FL 32055

386-752-7191

File Number: **K2 INVEST PATEL**

Will Call No.:

Inst:201512006245 Date:4/8/2015 Time:3:44 PM
Doc Stamp-Deed:3150.00
DC,P.DeWitt Cason,Columbia County Page 1 of 2 B:1292 P:1198

Parcel Identification No. **0-00-00-14424-000**

[Space Above This Line For Recording Data]

Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of April, 2015 between Snider-Ward Properties, LLC, a Florida limited liability company, f/k/a K2 Investment Properties, LLC, a Florida limited liability company, (Florida Department of State Document No. L07000110954), whose post office address is 394 SW Finley Little Lane, Lake City, FL 32024 of the County of Columbia, State of Florida, grantor*, and Dhruvi Property, LLC, a Florida limited liability company whose post office address is 7776 SW Highway 27, Fort White, FL 32038 of the County of Columbia, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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 **Columbia County, Florida**, to-wit:

A parcel of land lying in Section 33, Township 6 South, Range 16 East, Columbia County, Florida, more particularly described as follows: For a Point of Reference, commence at a 4" x 4" concrete monument at the Northeast corner of Block 65 of the map or plat of the City of Fort White, as recorded in Plat Book 1, Page 48, of the Public Records of Columbia County, Florida; thence run on an assumed bearing of North 00°13'41" East, a distance of 60.00 feet to a 1/2" rebar and cap marked L.B. 6894 at the Southeast corner of Block 55 of said plat, on the North right of way line of Ellis Street (60' right of way) and the Point of Beginning; thence run North 89°27'28" West, along said right of way line, a distance of 121.79 feet to a 1/2" rebar and cap marked L.B. 6894; thence departing said right of way line, run North 00°25'43" East, a distance of 88.18 feet to a 1/2" rebar and cap marked L.B. 6894; thence run South 89°27'28" East, a distance of 1.00 feet to a 1/2" rebar and cap marked L.B. 6894; thence run North 00°25'43" East, a distance of 117.61 feet to a 1/2" rebar and cap marked L.B. 6894 on the South right of way line of U.S. 27 & 41, known as Jordan Street per plat (60' right of way); thence run North 90°00'00" East along said right of way line a distance of 119.79 feet to a 1/2" rebar and cap marked L.B. 6894 at the Northeast corner of aforementioned Block 55; thence departing said right of way line, run South 00°25'43" West along the West right of way line of Cullen Avenue (60' right of way), a distance of 206.92 feet to the Point of Beginning.

SUBJECT TO the following:

1. Ad valorem taxes and non-ad valorem assessments subsequent to December 31, 2014.
2. All local, state and federal land use, zoning and other laws, rules and regulations.
3. Outstanding restrictions, easements, and reservations of record.
4. Matters contained on the plat of Fort White as recorded in Plat Book 1, Page 48, public records, Columbia County, Florida.

5. All terms and conditions of recorded or unrecorded leases, including but not limited to, Lease between K2 Investment Properties, LLC (Landlord) and Subway Real Estate Corp. (Tenant) dated November 30, 2007 and Sublease No. 41071 "C" dated August 4, 2008.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context require

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

Signed, sealed and delivered in our presence:

Mark Feagk
Witness

MARLIN Feagk
Print or type name

Diane S. Edenfield
Witness

DIANE S. EDENFIELD
Print or type name

SNIDER-WARD PROPERTIES, LLC

By: *Ken R. Snider*
Ken R. Snider, Managing Member

By: *Garry W. Ward, Jr.*
Garry W. Ward, Jr., Managing Member *mm*

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me this 7th day of April, 2015, by **KEN R. SNIDER** and **GARRY W. WARD, JR.**, as the Managing Members of **SNIDER-WARD PROPERTIES, LLC**, a Florida limited liability company, on behalf of the company, who are personally known to me.

(NOTARIAL
SEAL)



Diane S. Edenfield
Notary Public, State of Florida

My Commission Expires: