

Prepared by:
Michael H. Harrell
Abstract Trust Title, LLC
283 NW Cole Ter
Lake City, FL 32055

4-9402B

Warranty Deed

Individual/Trustee to Corporation

THIS WARRANTY DEED made the 13 day of April, 2020, By Kathleen E. Benton, Individually, Frederick E. Edwards, III, Individually, and Frederick E. Edwards, III, as Trustee of the Michael J. Benton Trust, as to an Undivided One-Half (1/2) Interest and Frances S. Ripley, individually, and Wayne E. Ripley, III and Caroline R. Ramsay, as Co-Trustees of the Frances P. Ripley Trust U/W, as to an Undivided One-Half (1/2) Interest, hereinafter called the grantor, to RDH Trucking Inc, A Florida Corporation, whose address is: 199 SE Llewellyn Ave, Lake City, FL 32025 hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys, and confirms unto the grantee, all that certain land situate in COLUMBIA County, Florida:

See Exhibit "A" Attached Hereto And By This Reference Made A Part Thereof.

The Lands described in Exhibit "A" are not the Homestead, nor has it ever been the Homestead of any of the above named the Grantors.

TOGETHER with all 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 the prior year.

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:

[Signature]
Witness:
Heather Carr
Printed Name:

Kathleen E Benton
Kathleen E. Benton

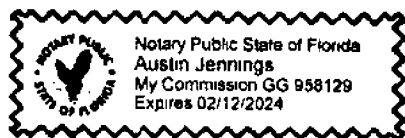
[Signature]
Witness:
Carlson Long
Printed Name:

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of April, 2020 by Kathleen E. Benton personally known to me or, if not personally known to me, who produced Florida Drivers License as identification.

(Notary Seal)

[Signature]
Notary Public
My Commission Expires: 2/13/24



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:

Abnetta Smith

Witness:

Nanelle Smith

Printed Name:

TL Asbell

Witness:

TL Asbell

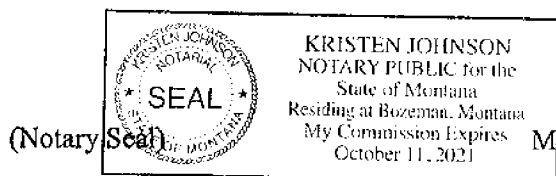
Printed Name:

Frederick E Edwards III

Frederick E. Edwards, III, Individually
and as Trustee of the Michael J. Benton
Trust

STATE OF Montana
COUNTY OF Granite

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization, this 13 day of April, 2020 by Frederick E. Edwards,
III, Individually and as Trustee of the Michael J. Benton Trust, personally known to me
or, if not personally known to me, who produced MT Drivers License as identification.



[Signature]
Notary Public
My Commission Expires: October 11, 2021

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:
Zachary C. Crabtree
Printed Name:

Frances S. Ripley
Frances S. Ripley

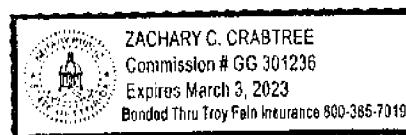
Witness:
April N. Snipes
Printed Name:

STATE OF Florida
COUNTY OF Ouval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of April, 2020 by Frances S. Ripley, personally known to me or, if not personally known to me, who produced Driving License as identification.

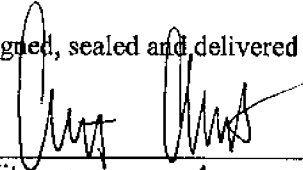
(Notary Seal)

Notary Public
My Commission Expires: _____




IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

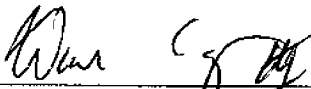
Signed, sealed and delivered in our presence:



Witness:
Courtney Albert
Printed Name:



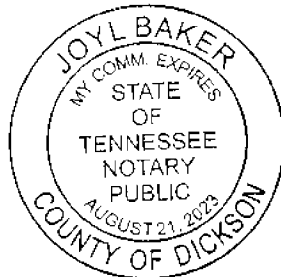
Witness:
Jordan B. Osborn
Printed Name:

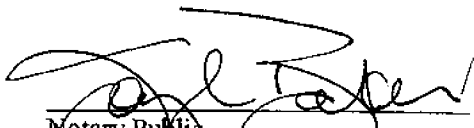

Wayne E. Ripley, III, as Co-Trustee of
the Frances P. Ripley Trust U/W

STATE OF Tennessee
COUNTY OF Dickson

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of April, 2020 by Wayne E. Ripley, III, as Co-Trustee of the Frances P. Ripley Trust U/W, personally known to me or, if not personally known to me, who produced Drivers License as identification.

(Notary Seal)




Notary Public
My Commission Expires: 8-21-23

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:

[Signature]
Witness:
Zachary C. Crabtree
Printed Name:

Caroline R. Ramsay
Caroline R. Ramsay, as Co-Trustee of
the Frances P. Ripley Trust U/W

[Signature]
Witness:
April R. Snipes
Printed Name:

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of April, 2020 by Caroline R. Ramsay, as Co-Trustee of the Frances P. Ripley Trust U/W, personally known to me or, if not personally known to me, who produced [Signature] as identification.

(Notary Seal)

[Signature]
Notary Public
My Commission Expires: _____

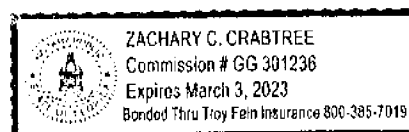


Exhibit "A"

A parcel of land lying within Sections 1 and 12, Township 4 South, Range 17 East, Columbia County, Florida; being more particularly described as follows:

Commence at the Northwest corner of the Southwest 1/4 of the Southwest 1/4 of Section 1, Township 4 South, Range 17 East, Columbia County, Florida, and run thence South 89° 36' 02" East, along the North line of said Southwest 1/4 of the Southwest 1/4, 222.57 feet to the Point of Beginning; thence continue South 89° 36' 02" East, still along said North line, 1351.78 feet; thence south 01° 36' 14" West, 102.18 feet; thence North 89° 36' 44" West, 144.80 feet; thence South 01° 23' 51" East, 514.99 feet; thence South 00° 32' 51" West, 686.46 feet to the point of curve of a curve to the right having a radius of 168.06 feet, an included angle of 39° 30' 48" and a chord bearing and distance of South 20° 18' 16" West, 113.62 feet; thence Southwesterly, along the arc of said curve for an arc distance of 115.90 feet to the Northerly right of way of State Road #100; thence North 53° 14' 12" West, along said right of way, 1522.05 feet; thence North 36° 45' 48" East, leaving said right of way, 59.75 feet; thence North 01° 36' 36" East, 459.76 feet to the Point of Beginning.