

*sales price 675,000.00  
doc 4375.00*

This instrument prepared by  
Cheri B Bomar, Esquire  
1019 Route 519  
Eighty Four PA 15330

Property Parcel Identification Number: 02626-002

Inst 201412008663 Date 6/11/2014 Time 1 33 PM  
Doc Stamp-Deed 4375 00  
DC P DeWitt Cason Columbia County Page 1 of 5 B 1275 P 2489

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### SPECIAL WARRANTY DEED

**THIS WARRANTY DEED**, made effective the 5<sup>th</sup> day of June, 2014, by and between Hardy Management Company, Inc. as successor by merger of 84 Lumber Company, the said Hardy Management Company, Inc. a Nevada corporation now conveying title individually and as nominee for Pierce Hardy Limited Partnership, a Pennsylvania limited partnership, said Pierce Hardy Limited Partnership having a beneficial interest in the subject property pursuant to Nominee Agreement dated January 1, 1995, party of the first part, whose post address is 1019 Route 519, Eighty Four, PA 15330, and **LAKE CITY 1824, LLC**, a Delaware limited liability company, party of the second part, and whose address is 11301 West Olympic Blvd , #507, Los Angeles, CA 90064.

**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 Lake City, Columbia County, Florida, to wit:

**See Exhibit "A" attached hereto.**

This conveyance is made and accepted subject to all items set forth on **Exhibit B** attached hereto, to the extent same are valid and affect the Property (such matters being referred to herein as the "Permitted Exceptions").

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

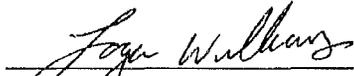
**TO HAVE AND TO HOLD** the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever, subject to the Permitted Exceptions; and, subject to the Permitted Exceptions, Grantor does hereby bind itself and its successors and assigns, to **SPECIALLY WARRANT AND FOREVER DEFEND** all and singular the Property

unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, arising from and/or during Grantor's ownership, but not otherwise.

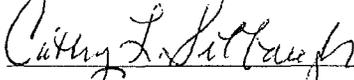
**AND** the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; and that said land is free of all encumbrances, except those matters listed in the Permitted Exceptions, and taxes accruing subsequent to December 31, 2013.

**IN WITNESS WHEREOF**, the party of the first part has signed and sealed these presents the day and year first above written.

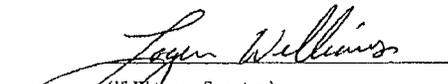
Signed in the presence of:  
(Print or type names below lines)

  
\_\_\_\_\_  
(1<sup>st</sup> Witness - Signature)

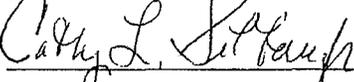
LOGAN WILLIAMS  
\_\_\_\_\_  
(1<sup>st</sup> Witness - Printed Name)

  
\_\_\_\_\_  
(2<sup>nd</sup> Witness - Signature)

CATHY L. SILBAUGH  
\_\_\_\_\_  
(2<sup>nd</sup> Witness - Printed Name)

  
\_\_\_\_\_  
(1<sup>st</sup> Witness - Signature)

LOGAN WILLIAMS  
\_\_\_\_\_  
(1<sup>st</sup> Witness - Printed Name)

  
\_\_\_\_\_  
(2<sup>nd</sup> Witness - Signature)

CATHY L. SILBAUGH  
\_\_\_\_\_  
(2<sup>nd</sup> Witness - Printed Name)

**Hardy Management Company, Inc.**

By:   
Cheri B. Bomar, Secretary

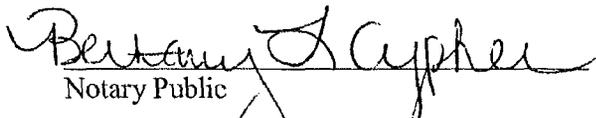
**Pierce Hardy Limited Partnership**  
By: Peter Jon Co., LLC, general partner

By:   
Cheri B. Bomar, Assistant Vice  
President

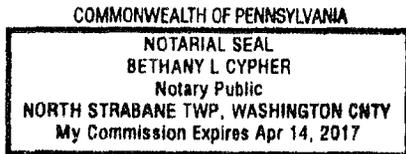
**State of Pennsylvania  
County of Washington**

I hereby certify that on this day before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgements, personally appeared **Cheri B. Bomar**, to me well known to me to be the **Secretary of Hardy Management Company, Inc. and Assistant Vice President of Peter Jon Co., LLC the sole general partner of Pierce Hardy Limited Partnership** and that she severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in her by said Company and that she did not take an oath and X is personally known to me or \_\_\_\_\_ has produced a valid driver's license as identification to me.

**WITNESS** my hand and official seal in the County and State last aforesaid this 5<sup>th</sup> day of **June, 2014**.

  
Notary Public

My Commission Expires:



**EXHIBIT A**  
**Legal Description of the Property**

Section 36, Township 3 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the Southeast corner, Section 36, Township 3 South, Range 16 East; thence run South 88 degrees 53 minutes 00 seconds West, along the South boundary of said Section 36, a distance of 488.50 feet to the Point of Beginning; thence continue South 88 degrees 53 minutes 00 seconds West, 215.00 feet; thence North 4 degrees 08 minutes 15 seconds West, 846.50 feet to the Southerly Right of Way line of U.S. No. 90; thence North 64 degrees 51 minutes 09 seconds East, along said Southerly Right of Way line, 215.00 feet; thence South 4 degrees 59 minutes 37 seconds East, 935.03 feet to the Point of Beginning.

**EXHIBIT B**  
**Permitted Exceptions**

1. Taxes accruing subsequent to December 31, 2013.
2. Easement between 84 Lumber and Florida Power & Light Company recorded in Official records Book 643, Page 147, Public Records of Columbia County, Florida.