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1120 00

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 18th day of June, 2012, between PEOPLES STATE BANK, whose address is 350 SW Main Blvd., Lake City, Florida 32025, Grantor, and EMORY MEDICAL CORPORATION, a Florida corporation, whose address is Post Office Box 1646, Lake City, Florida 32056, Grantee.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs, successors and assigns forever, the following described lands lying in COLUMBIA County, Florida, to wit:

SEE SCHEDULE "A" ATTACHED HERETO.

(Tax parcel number 33-3S-16-02460-007)

SUBJECT TO: Taxes for 2012 and subsequent years; restrictions and easements of record; and easements shown by a plat of the property.

Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed by its duly authorized officer the day above first written.

Signed, sealed and delivered
in the presence of:

Lisa C. Ogburn
Print Name: Lisa C. Ogburn

Kathleen R. Ponce
Print Name: Kathleen R. Ponce
Witnesses as to Grantor

PEOPLES STATE BANK

Christopher H. Dampier
By CHRISTOPHER H. DAMPIER
Vice President

This Instrument Was Prepared By:
EDDIE M. ANDERSON, P.A.
Post Office Box 1179
Lake City, Florida 32056-1179

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 18th day of June, 2012 by Christopher H. Dampier, as Vice President and on behalf of PEOPLES STATE BANK. He is personally known to me.

(Notarial Seal)

Lisa C. Ogburn
Notary Public
My commission expires:



SCHEDULE "A-1" TO SPECIAL WARRANTY DEED
PEOPLES STATE BANK - EMORY MEDICAL CORPORATION

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 33: COMMENCE AT THE SOUTHEAST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA (PER SURVEY BY B.G. MOORE, PLS) AND RUN N 89°11'09"W, STILL ALONG THE SOUTH LINE OF SAID NE ¼ A DISTANCE OF 224.61 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 89°11'09"W, STILL ALONG SAID SOUTH LINE 98.32 FEET; THENCE N 07°42'37"E, 346.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90, THENCE S 63°30'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 102.58 FEET; THENCE S 07°36'55"W, 302.12 FEET TO THE POINT OF BEGINNING. COLUMBIA COUNTY, FLORIDA.

EASEMENT NO. 1:

TOGETHER WITH: AN EASEMENT 30.00 FEET IN WIDTH, FOR INGRESS AND EGRESS, LYING 30.00 FEET SOUTH OF AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

COMMENCE AT THE SOUTHEAST CORNER OF THE SE ¼ OF THE NE ¼ OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA (PER SURVEY BY B.G. MOORE, PLS) AND RUN N 89°11'09"W, ALONG THE SOUTH LINE OF SAID NE ¼ A DISTANCE OF 322.93 FEET; THENCE N 07°42'37"E, 346.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90; THENCE S 63°30'00"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 102.58 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED LINE AND EASEMENT; THENCE CONTINUE S 63°30'00"E, STILL ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 74.39 FEET TO THE TERMINAL POINT OF HEREIN DESCRIBED LINE AND EASEMENT.

EASEMENT NO. 2

ALSO TOGETHER WITH A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N 89°11'09"W ALONG THE SOUTH LINE OF SAID NORTHEAST ¼ A DISTANCE OF 322.93 FEET; THENCE N 07°42'37"E 346.96 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 90 (STATE ROAD 10); THENCE S 07°42'37"W 31.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 07°42'37"W 20.0; THENCE S 63°30' E 15.0 FEET; THENCE N 07°42'37"E 20.0 FEET; THENCE 63°30'W 15.0 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

That part of the Northeast quarter (NE 1/4) of Section 33, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at a 4" x 4" concrete monument located at the Southeast corner of the Northeast Quarter (NE 1/4) of Section 33, Township 3 South, Range 16 East, Columbia County, Florida; thence run North 04°42'10" East, along the East line thereof, a distance of 268.33 feet to the centerline of survey of State Road No. 10 (U.S. 90), (a 100.00 foot right of way at this point, as per Florida Department of Transportation Right of Way Map, Section 29010); thence departing said East line, run North 65°20'55" West, along the centerline of said State Road No. 10 (U.S. 90), a distance of 183.50 feet; thence departing said centerline, run South 24°39'05" West, a distance of 50.00 feet to a point on the Southerly existing right of way line of said State Road No. 10 (U.S. 90), for a POINT OF BEGINNING; thence run South 05°12'38" West, a distance of 21.21 feet; thence run North 65°20'55" West, a distance of 104.08 feet; thence run North 05°06'56" East, a distance of 21.22 feet; to a point on the Southerly existing right of way line of said State Road No. 10 (U.S. 90); thence run South 65°20'55" East, along said Southerly existing right of way line, a distance of 104.12 feet to the POINT OF BEGINNING.

CONTAINING 2,082 SQUARE FEET, MORE OR LESS.