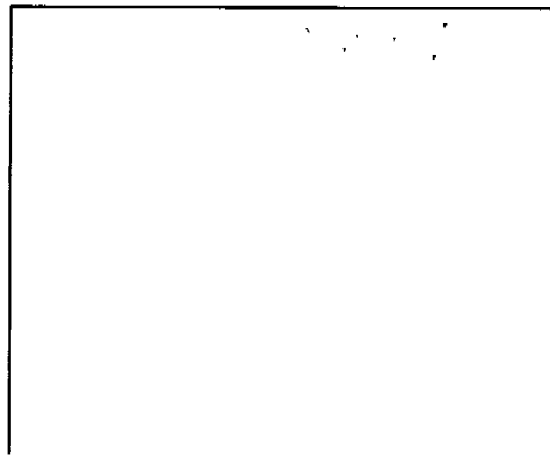


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This instrument prepared by
Herbert F. Darby
Darby, Peele, Bowdoin & Payne
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707



Inst:200812008074 Date:4/24/2008 Time:3:37 PM
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DC DC, P DeWitt Cason, Columbia County Page 1 of 8 B:1148 P:2384

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 22 day of January, 2008, by the CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State of Florida, whose mailing address is 205 North Marion Avenue, Lake City, Florida 32055, hereinafter called the Grantor, to COLUMBIA COUNTY, FLORIDA, whose post office address is Post Office Drawer 1529, Lake City, Florida 32056-1529, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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, viz:

TRACT ONE

(Granger Lumber Company, Inc. Tract)
(Official Records Book 755, Page 1129, public records of Columbia County, Florida)

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 6: A part of the West 1/2 of the SE 1/4 and a part of the East 1/2 of

the SW 1/4 of said Section 6 more particularly described as follows: Begin at the Northwest Corner of the S 1/2 of the NW 1/4 of said SE 1/4 and run N 85°39'46" E, along the North line thereof, 1195.15 feet; thence S 61°22'57" E, 24.47 feet to the Northeast Corner of Block B of Chapel Hills Unit No. 1, as recorded in Plat Book 3, Page 80, of the public records of Columbia County, Florida; thence run along the West line of said subdivision the following: S 28°49'03" W, 127.85 feet; thence S 6°19'02" W, 50.09 feet; thence S 16°47'19" W, 133.27 feet; thence S 85°54'08" W, 39.23 feet to the Northwest Corner of Lot 13 in Block C of said subdivision; thence S 2°02'52" W, along the West line of said subdivision and its extension along the West line of Chapel Hills Unit No. 1, Addition No. 1, as recorded in Plat Book 4, Page 72 of Columbia County, Florida, 1049.93 feet to the Southwest Corner of Lot 12, Block A of said Chapel Hills Unit No. 1 Addition No. 1; thence S 85°46' W, 1266.37 feet; thence N 0°03'17" E, 1339.88 feet; thence N 85°56'12" E, 231.30 feet to the POINT OF BEGINNING. Containing 40.11 acres, more or less.

LESS AND EXCEPT the following eight (8) parcels:

Commence at the Southwest corner of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 6, Township 4 South, Range 17 East, Columbia County, Florida, and run N 01°13'40" W along the West line of said Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 a distance of 70.16 feet to the POINT OF BEGINNING; thence continue N 01°13'40" W, still along said West line 63.24 feet; thence N 85°01'14" E, 991.59 feet; thence N 01°20'36" E, 411.59 feet to a point on the Southwesterly right-of-way line of McFarlane Avenue, said point being on the arc of a curve concave to the Northeast having a radius of 517.40 feet and a central angle of 32°30'33", said curve also having a chord bearing of S 40°10'20" E, and a chord distance of 289.65 feet; thence Southeasterly along the arc of said curve, being also said Southeasterly right-of-way line of McFarlane Avenue, 293.57 feet to the point of reverse curve of a curve concave to the West having a radius of 25.00 feet and a central angle of 80°03'24", said curve also having a chord bearing of S 16°23'54" E and a chord distance of 32.16 feet; thence Southerly along the arc of said curve 34.93 feet to the point of tangency of said curve; thence S 23°37'48" W, 64.41 feet to the point of curve of a curve concave to the Northwest having a radius of 280.22 feet and a central angle of 61°12'02", said curve also having a chord bearing of S 54°13'49" W and a chord distance of 285.29 feet; thence Southwesterly along the arc of said curve 299.32 feet to the point of tangency of said curve; thence S 84°49'49" W, along a line 70.00 feet North of and parallel to the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 a distance of 919.22 feet to the POINT OF BEGINNING. Containing 2.49 acres, more or less. (Identified as the School Board Parcel)

Commence at the Southwest corner of Northwest 1/4 of Northwest 1/4 of Southeast 1/4 of Section 6, Township 4 South, Range 17 East, Columbia County, Florida, and run thence North 85°02'23" East along the South line of North 1/2 of Northwest 1/4 of Southeast 1/4 of said Section 6, a distance of 917.98 feet, to the POINT OF BEGINNING; thence continue North 85°02'23" East, along said South line of North 1/2 of Northwest 1/4 of Southeast 1/4, a distance of 528.81 feet; thence North 28°10'35" East, to the Southerly right-of-way line of SW McFarlane Avenue (80 feet wide right-of-way), a distance of 133.73 feet; thence North 61°59'49" West, along said right-of-way, a distance of 264.53 feet, to a point of curve; thence along said curve having a radius of 25.0 feet, an arc of 41.18 feet, a central angle of 94°22'23", a chord bearing of South 70°48'59" West, a chord distance of 36.68 feet; thence South 23°37'48" West, to a point of curve, a distance of 55.12 feet; thence along said curve, having a radius of 350.22 feet, an arc distance of 374.44 feet, a central angle of 61°15'29", a chord bearing of South 54°25'19" West, a chord distance of 356.86 feet to the POINT OF BEGINNING. Containing 1.47 acres, more or less. (Identified as City Recreation Director Parcel)

Begin at the Northwest corner of Lot 13, Block C, Chapel Hills Unit No. 1, a Subdivision recorded in Plat Book 3, Page 80, public records of Columbia County, Florida, and thence run S 2°4' W, 125.0 feet along the West property line of said Lot 13; thence run S 85°46' W, 25.0 feet; thence run N 2°4' E, 125.0 feet, parallel to said West property line of Lot 13; thence run N 85°46' E, 25.0 feet to the POINT OF BEGINNING. (Identified as James and Shirley Giebeig Parcel)

Begin at the Northwest corner of Lot 10, Block E, Chapel Hills Subdivision, Unit No. 1, Addition 1, a Subdivision recorded in Plat Book 4, Page 70, public records of Columbia County, Florida, and thence run S 2°4' W, 145.14 feet along the West property line of said Lot 10; thence run S 85°46' W, 25.0 feet; thence run N 2°4' E, 145.14 feet, parallel to said West property line of Lot 10; thence run N 85°46' E, 25.0 feet to the POINT OF BEGINNING. (Identified as Jeffrey D. Kitto Parcel)

Begin at the Northwest corner of Lot 10, Block C, Chapel Hills Unit No. 1, a Subdivision recorded in Plat Book 3, Page 80, public records of Columbia County, Florida; and thence run S 26°49' W, 133.25 feet along the West property line of said Lot 10; thence run S 85°46' W, 70.0 feet; thence run N 2°4' E, 125.2 feet West of said West property line of Lot 10; thence run N 85°46' E, 98.10 feet to the POINT OF BEGINNING. (Identified as Roscoe and Alma Mansfield Parcel)

Begin at the Northwest corner of Lot 7, Block E, Chapel Hills Unit No. 1, a Subdivision recorded in Plat Book 3, Page 80, public records of Columbia County, Florida; and thence run S 2°4' W, 120.0 feet along the West property

line of said Lot 7; thence run S 85°46' W, 25.0 feet; thence run N 2°4' E, 120.0 feet parallel to said West property line of Lot 7; thence run N 85°46' E, 25.0 feet to the POINT OF BEGINNING. (Identified as Mary C. Moffett Parcel)

Begin at the Northwest corner of Lot 13, Block A, Chapel Hill Unit No. 1, Addition No. 1, a Subdivision recorded in Plat Book 4, Page 70, public records of Columbia County, Florida, and thence run S 2°4' W, 149.73 feet along the West property line of said Lot 13; thence run S 85°46' W, 25.0 feet; thence run N 2°4' E, 149.73 feet, parallel to said West property line of Lot 13; thence run N 85°46' E, to the POINT OF BEGINNING. (Identified as John R. Muenchen Parcel)

Begin at the Northwest corner of Lot 5, Block D, Chapel Hills Unit No. 1, a Subdivision recorded in Plat Book 3, Page 80, public records of Columbia County, Florida, and thence run S 2°4' W, 200.0 feet, along the West property line of said Lot 5; thence run S 85°46' W, 25.0 feet; thence run N 2°4' E, 200.0 feet; parallel to said West property line of said Lot 5; thence run N 85°46' E, 25.0 feet to the POINT OF BEGINNING. (Identified as Talmadge and Priscilla Pace Parcel)

(End of Less Outs)

TRACT TWO

(Grace Burnett Dubose Tract)

(Official Records Book 894 Page 2254, public records of Columbia County, Florida)

TOWNSHIP 4 SOUTH, RANGE 17 EAST

Section 6: The West 1/2 of the SW 1/4, lying North of Burnett Road.

LESS AND EXCEPT the following three (3) parcels:

Commence at the SE corner of the SW 1/4 of SW 1/4 of Section 6, Township 4 South, Range 17 East and run thence N 00°49'00" W, along the East line of said SW 1/4 of SW 1/4, 229.46 feet to the North line of Burnett Road and to the POINT OF BEGINNING, and run thence N 49°22'43" W, along said North line, 280.10 feet; thence N 00°49'00" W, 420.00 feet; thence N 89°11'00" E, 210.00 feet to the East line of said SW 1/4 of SW 1/4; thence S 00°49'00" E, 605.36 feet to the POINT OF BEGINNING.

Commence at the SE corner of the SW 1/4 of SW 1/4 of Section 6, Township 4 South, Range 17 East and run thence N 00°49'00" W, along the East line of said SW 1/4 of SW 1/4, 229.46 feet to the North line of Burnett Road; thence continue N 00°49'00" W, along said East line 605.36 feet to a concrete monument for a POINT OF BEGINNING; thence S 89°11'00" W, 210.00 feet; thence N 00°49'00" W, 420.00 feet; thence N 89°11'00" E, 210.00 feet; thence S

00°49'00" E, 420.00 feet to the POINT OF BEGINNING.

Begin at the intersection of the West line of Section 6 and the North right-of-way line of Burnett Road (an existing county road); thence run Southeasterly along said North right-of-way line, 1037 feet; thence Northeasterly, perpendicular to the North right-of-way line of Burnett Road, a distance of 210 feet; thence run Northwesterly, parallel to the North right-of-way line of Burnett Road to the West line of said Section 6; thence S 00°34'56" E, along said West line, 210 feet to the POINT OF BEGINNING.

(END OF LESS OUTS)

TRACT THREE

(Bonnie Plant Farm, Division of Alabama Farmers Cooperative)
(Official Records Book 980, Page 522, public records of Columbia County, Florida)

TOWNSHIP 4 SOUTH - RANGE 17 EAST

Section 6: Commence at the Southeast corner of the SW 1/4 of SW 1/4 of Section 6, Township 4 South, Range 17 East, and run thence N 0°49' W, along the East line of said SW 1/4 of SW 1/4, 229.46 feet to the North line of Burnett Road and to the POINT OF BEGINNING; and run thence N 49°22'43" W, along said North line 280.10 feet; thence N 0°49' W, 840.00 feet; thence N 89°11' E, 210.00 feet to the East line of said SW 1/4 of SW 1/4; thence S 0°49' E, 1025.36 feet to the POINT OF BEGINNING. Columbia County, Florida.

Parcel Number: _____

This deed and the land herein described is given to and accepted by Grantee subject to the following conditions, requirements, reservations, limitations, obligations, easements of record, and utility easement rights reserved by Grantor:

1. The land herein conveyed to the Grantee, which was developed and/or acquired with Florida Recreation Development Assistance Program ("FRDAP") funds, is hereby dedicated in perpetuity as an outdoor recreation site for the use and benefit of the general public. Title to the land will revert to Grantor upon Grantee's failure to maintain and operate it as an outdoor recreation facility for the use and benefit of the general public; and
2. The terms, conditions, requirements, and obligations of Project Agreement No. F7147 dated August 29, 2006, between the State of Florida, Department of Environmental Protection, and Grantor; and

3. Grantor hereby reserves for itself and its successors and assigns, a perpetual easement and right-of-way on, over, under, and across the land for the purpose of maintaining and operating all of Grantor's existing utility lines and utility facilities and for the purpose of constructing, installing, replacing, repairing, enlarging, expanding, maintaining, and operating all existing and any future water, wastewater, sewer, natural gas, and reuse water utility lines, and related appurtenances, together with all rights reasonably necessary or incident thereto, including the right of ingress and egress to and from the land (herein "Grantor's Easement Rights"). Grantor's Easement Rights are subject to the following conditions:
- (a) All utility lines constructed and installed, including, but not limited to, fire hydrants, valves, meters, and lift stations, shall be laid and constructed in a good workmanlike manner and where possible shall be buried beneath the surface of the land; and
 - (b) Upon completion of any construction and installation of utility lines or utility facilities or following any work relating to the repair and replacing or maintaining the utility lines or utility facilities on the land, Grantor shall, at its expense, repair, restore and level the surface of the land to its former condition, including, but not limited to, repairing and replacing any paved driveways or other areas of the land; and
 - (c) The rights herein reserved by Grantor specifically include the right for Grantor to inspect, alter, improve, repair, rebuild, enlarge, relocate, and remove any and all utility lines and utility facilities; the right for Grantor to upgrade the quality, quantity and type of utility distribution facilities located and operated upon the land; the right for Grantor to clear the easement area of trees, limbs, undergrowth and other physical objects which, in the opinion of Grantor, endanger or interfere with the safe and efficient installation, operation or maintenance of Grantor's utility lines and utility facilities; and
 - (d) If Grantee's future orderly development of the land is in physical conflict with Grantor's utility lines and utility facilities, Grantor shall, within sixty (60) days after receipt of written request from Grantee, relocate Grantor's utility lines and utility facilities to another mutually agreed upon area of the land, provided that such relocation is feasible based upon general accepted engineering principles, and provided that

prior to the relocation of Grantor's utility lines and/or utility facilities, Grantee shall pay to Grantor the full expected cost of the relocation as estimated by Grantor.

4. Grantor is in the process of developing a reuse water facility. Upon its completion, Grantor shall have the right to discharge reuse water upon the land for all authorized purposes. Grantor's right to discharge any reuse water upon the land shall be in accordance with practices approved by and acceptable to all applicable regulatory authorities, including Florida Department of Environmental Protection, and reasonable guidelines established and approved by Grantee.

This deed is given to Grantee as authorized by City Council Resolution No. 2008-008.

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

IN WITNESS WHEREOF, the said Grantor has signed and sealed these

presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF LAKE CITY, FLORIDA

Audrey E. Sikes
Witness
Audrey E. SIKES
(Print/type name)

By: Stephen M. Witt
STEPHEN M. WITT
Mayor

Ann Marie Raulerson
Witness
Ann MARIE Raulerson
(Print/type name)

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 25 day of January, 2008, by STEPHEN M. WITT, as Mayor and the CITY OF LAKE CITY, FLORIDA, a municipal corporation organized under the laws of the State of Florida, for and on behalf of said City, who is personally known to me.



MICHELE GREENE
Notary Public, State of Florida
My Comm. Expires Aug. 29, 2010
Comm. No. DD 590237

Michele Greene
Notary Public, State of Florida
Michele Greene
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires: Aug 29, 2010

APPROVED AS TO FORM AND LEGALITY:

By: Herbert F. Darby
HERBERT F. DARBY
City Attorney