

This document prepared by
(and after recording return to):
Greg W. Dworzanowski, P.A.
5422 Bay Center Drive, Suite 110
Tampa, Florida 33609

Parcel ID: #R09567-000 and #R09572-000

WARRANTY DEED

THIS WARRANTY DEED, dated effective as of the 17th day of June, 2021 between MRUDULA R. PATEL, an individual, hereinafter referred to as "Grantor", having an address of 13703 S US Hwy 441, Lake City, Florida 32025, and RMC 75 Lake, LLC, a Florida limited liability company, hereinafter collectively referred to as "Grantee", having an address of 8902 N. Dale Mabry Hwy., Suite 200, Tampa, Florida 33614.

(Whenever 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 corporations, trusts and trustees)

WITNESSETH: That the Grantor, for and in consideration and for the sum of Ten Dollars (\$10.00) and other good and valuable considerations to the Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, and sells to the Grantee, and Grantee's successors and assigns forever, the following described land, situated, lying and being in County of Pasco, State of Florida to-wit:

See Exhibit "A" attached hereto and by reference made a part hereof.

GRANTOR herein affirms that the above described property is non-homestead.

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 said 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 lawful claims of all persons whomsoever; and that said land is free of all encumbrances, subject only to all matters set forth in Exhibit "B" attached hereto and by reference made a part hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name,
by its proper officer dully authorized on the day and year first above written.

Gia Arvin
Witness Name: Gia Arvin

Mrudula R. Patel
MRUDULA R. PATEL

Cynthia D Hearn
Witness Name: Cynthia D Hearn

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical
presence or ☐ online notarization on the 16th day of June, 2021, by MRUDULA R.
PATEL, who is ☐ personally known to me or ☒ has produced a
FL DL (state) driver's license as identification.

Cynthia D Hearn
Printed Name: Cynthia D. Hearn

NOTARY PUBLIC

My Commission Expires: June 19-2023

(Notarial Stamp or Seal)

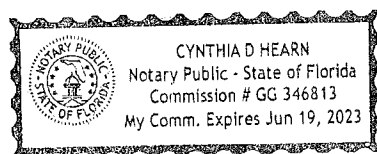


EXHIBIT "A"

Legal Description

Parcel A:

Section 3, Township 6 South, Range 17 East, being more particularly described as follows:

Commence at the Northeast corner of Section 3, Township 6 South, Range 17 East, and run S 88°15'56" W along the North line of Section 3, a distance of 1337.0 feet to a point on the centerline of State Road No. 25 (U.S. Highway No. 41 & 441); thence S 1°33'04" E along the centerline of said State Road No. 25 a distance of 275.10 feet; thence N 88°26'56" E 60.00 feet; thence S 1°33'04" E along the East right-of-way of State Road No. 25, 92.29 feet to the POINT OF BEGINNING; thence N 88°26'56" E, 129.0 feet; thence S 1°33'04" E, 122.71 feet; thence S 88°26'56" W, 129.0 feet to the East right-of-way of State Road No. 25; thence N 8°13'53" **W**, 2.71 feet; thence N 1°33'04" **W** along said East right-of-way 120.0 feet to the POINT OF BEGINNING.

Together with easement recorded in Official Records 751, page 1600, of the public records of Columbia County, Florida.

Parcel B:

Section 3, Township 6 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

Commence at the Northeast Corner of said Section and run S 88°15' 56" W along the North line of Section 3, a distance of 1337.0 feet to a point on the centerline of State Road No. 25 (U. S. Highway No. 41 & 441); thence S 1° 33' 04" E along the centerline of said State Road No. 25 a distance of 275.10 feet; thence N 88° 26' 56" E, 60.00 feet to the POINT OF BEGINNING; thence N 88°26'56" E, 240.00 feet; thence S 1° 33' 04" E, 215.0 feet; thence S 88° 26' 56" W, 110.69 feet; thence N 1° 33' 04" W parallel to said State Road No. 25 centerline 122.71 feet; thence S 88° 26' 56" W, 129.0 feet to the East right-of-way line of said State Road No. 25; thence N 1° 33' 04 " W along said East right-of-way line of State Road No. 25, 92.29 feet to the POINT OF BEGINNING.

Together with easement recorded in Official Records Book 496, page 582, of the public records of Columbia County, Florida.

EXHIBIT "B"

1. Taxes and assessments for the year 2020 and subsequent years, which are not yet due and payable.
2. Utility Easement to Columbia County, Florida recorded in Official Records Book 1334, Page 739, of said records.
3. Matters as depicted on the survey BY William C. Ward, PLS No. 4815 of TerraMextrix, LLC, dated November 1, 2019 under Job NO. 19082