

This Instrument prepared by:
Raymond M. Ivey, Esquire
SCRUGGS & CARMICHAEL, P.A.
4041-B Northwest 37 Place
Gainesville, Florida 32608
(Statutory Form §869.02 F.S.)
14-1131 INNOVAT

Inst:201412004347 Date:3/28/2014 Time:11:32 AM
Doc Stamp-Deed:2100.00
DC, P. DeWitt Cason, Columbia County Page 1 of 2 B:1271 P:2022

THIS WARRANTY DEED, made and entered into on this 17th day of March, 2014, by and between

SOUTHEASTERN FUNDING PARTNERS, LLLP, a Florida limited partnership

whose address is 2835 NW 41 STREET, UNIT 220, Gainesville, FL 32606
hereinafter called Grantor*, and

INNOVATIVE HOME BUILDERS OF NORTH FLORIDA, INC., a Florida corporation

whose address is **POST OFFICE BOX 1192, High Springs, FL 32655**
hereinafter called Grantee(s)*

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration to said Grantor in hand paid by said Grantee(s), the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee(s), the following described land, situated, lying and being in Columbia County, Florida, to-wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF

Parcel Identification Number: R03011-101, R03011-102, R03011-103,
R03011-104, R03011-105, R03011-106, R03011-107, R03011-108, R03011-
109, R03011-110, R03011-111, R03011-112, R03011-113, R03011-114,
R03011-115, R03011-116, R03011-117, R03011-118, R03011-119, R03011-
120, R03011-121, R03011-122, R03011-123, R03011-124, R03011-125,
R03011-126, R03011-127, R03011-128, R03011-129, R03011-130, R03011-
198, R03011-199.

**SUBJECT TO easements and restrictions of record, if any;
SUBJECT TO Taxes for 2014 and all subsequent years;**

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

AND said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

"(Wherever used herein the terms "Grantor" and "Grantees" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witness Name: RAYMOND M. IVERSON

SOUTHEASTERN FUNDING PARTNERS, LLLP

By: Frederick Thompson
FREDERICK THOMPSON, Manager of THOMPSON
CAPITAL MANAGEMENT, LLC, its General Partner

Witness Name: Reuben A. Brown

**State of Florida
County of Alachua**

The foregoing Warranty Deed was acknowledged before me this 17th day of March, 2014 by C FREDERICK THOMPSON on behalf of SOUTHEASTERN FUNDING PARTNERS, LLLP, who [] is personally known or [] produced a driver's license as identification.



Notary Public

Printed Name: RAYMOND M. IVEY

My Commission Expires:

Exhibit A

PARCEL "A"; TOWNSHIP 4 SOUTH 1 RANGE 16 EAST

Section 15: Commence at the Southeast corner of the Southeast 1/4 of the Northwest 1/4; thence run South 88°59'28" West along the South line of the Southeast 1/4 of the Northwest 1/4, a distance of 197.14 feet to the Point of Beginning; thence continue South 88°59'28" West along said South line, a distance of 196.55 feet; thence North 04°28'10" East, a distance of 76.04 feet to a point on the South line of a parcel of land recorded in O.R. Book 527, Pages 760 and 761 of the Public Records of Columbia County, Florida; thence North 69°12'47" West along said South line and its Westerly extension thereof a distance of 767.91 feet to a point on the Southeasterly right of way line of State Road No. 247; thence North 41°30'44" East, along the Southeasterly right of way line of State Road No. 247, a distance of 1014.74 feet; thence South 74°37'20" East, along the North line of a parcel of land recorded in O.R. Book 633, Page 396 of the Public Records of Columbia County, Florida, a distance 427.04 feet to a point on the East line of the Southeast 1/4 of the Northwest 1/4 of Section 15; thence continue South 74°37'20" East, along the North line of a parcel of land recorded in O.R. Book 1052, Pages 1335 through 1337 of the Public Records of Columbia County, Florida, a distance of 59.70 feet to a point on the Westerly right of way line of Nursery Road (a County maintained grade); thence South 07°42'17" East, along said Westerly right of way line of Nursery Road (a County maintained grade), a distance of 369.29 feet to a point of curve of a curve concave to the West having a radius of 130.81 feet and a central angle of 59°21'20"; thence Southwesterly along the arc of said curve being also the Westerly right of way line of Nursery Road (a County maintained grade), a distance of 136.51 feet to the point of tangency of said curve; thence South 59°25'05" West, still along said Westerly right of way line of Nursery Road (a County maintained grade), a distance of 9.33 feet to the point of curve of a curve concave to the Southeast having a radius of 270.10 feet and a central angle of 11°59'04"; thence Southwesterly along the arc of said curve, still being the Westerly right of way of Nursery Road (a County maintained grade), a distance of 58.50 feet to a point on the East line of the Southeast 1/4 of the Northwest 1/4 of Section 15; thence South 01°14'04" East, along said East line of the Southeast 1/4 of the Northwest 1/4 of Section 15, a distance of 66.13 feet, thence North 74°28'20" West, along the South line of a parcel of land recorded in O.R. Book 426, Page 473 of the Public Records of Columbia County, Florida, a distance of 233.32 feet; thence South 11°17'31" West, along the East line of a parcel of land recorded in O.R. Book 527, Pages 760 and 761 of the Public Records of Columbia County, Florida, a distance of 414.47 feet; thence South 69°12'47" East, a distance of 125.36 feet to the Point of Beginning.

Less and Except that part of captioned property lying within County maintained road right of ways.

LESS AND EXCEPT:

PARCEL B

TOWNSHIP 4 SOUTH — RANGE 16 EAST

SECTION 15: Commence at the Southeast Corner of the SE 1/4 of the NW 1/4, thence run South 88°59'28" West, along the South Line of the SE 1/4 of the NW 1/4, a distance of 197.14 feet to the Point of Beginning; thence continue South 88°59'28" West, along said South Line, a distance of 196.55 feet; thence North 04°28'10" East, a distance of 76.04 feet to a point on the South Line of a parcel of land recorded in Official Records Book 527, Pages 760 and 761 of the public records of Columbia County, Florida; thence North 69°12'47" West, along said South Line and its Westerly extension thereof, a distance of 767.91 feet to a point on the Southeasterly Right-of-Way Line of State Road No. 247; thence North 41°30'44" East, along the Southeasterly Right-of-Way Line of State Road No. 247, a distance of 451.81 feet to the Point of Beginning; thence run South 48°29'16" East, a distance of 145.00 feet; thence run North 41°30'44" East, a distance of 185.00 feet; thence run North 48°29'16" West, a distance of 145.00 feet to said Southeasterly Right-of-Way Line of State Road No. 247; thence run South 41°30'44" West, along said Southeasterly Right-of-Way Line, a distance of 185.00 feet to the Point of Beginning. Columbia County, Florida.

Said land having been subdivided into Rose Pointe, a subdivision recorded in Plat Book 9, Page 59 through 61, Public Records of Columbia County, Florida.