

Prepared by:
Brian A. Block, Esq.
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

The consideration paid by Grantee to Grantor hereunder is \$999,999.00. Documentary stamp tax in the amount of \$7,000.00 has been paid in connection with the recording of this instrument.

SPECIAL WARRANTY DEED

THIS INDENTURE, made and executed the 25 day of July, 2022, between **BASCOM NORRIS DEVELOPERS, LLC**, a Florida limited liability company, having its principal place of business at 1449 SW 74th Drive, Suite 200, Gainesville, FL 32607 ("Grantor") and **ESS LAKE CITY LLC**, a Florida limited liability company, having its principal place of business at 9550 Parksouth Court, Suite 250, Orlando, FL 32837 ("Grantee").

WITNESSETH: That the Grantor for and in consideration of the sum of \$999,999.00 to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed, and confirmed, and by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain land, situate, lying and being in Columbia County, State of Florida, and being more particularly described as follows:

CONDOMINIUM UNITS 301, 302, 303, 304, 305, AND 306, BASCOM SQUARE NORTH, A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1234, PAGE 282, AS AMENDED IN OFFICIAL RECORDS BOOK 1455, PAGE 1603 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

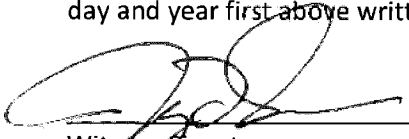
TOGETHER WITH all improvements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO taxes for the year 2022, assessments, liens, encumbrances, covenants, conditions, and restrictions, rights of way and easements of record, including but not necessarily limited to those encumbrances and exceptions as listed in Exhibit "A", attached hereto and made a part hereof.

TO HAVE AND TO HOLD the same in fee simple forever.

AND THE GRANTOR does hereby covenant with Grantee that Grantor is well seized of the Property, has good right, title, and lawful authority to sell and convey the Property, and that Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through and under the Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.


IN WITNESS WHEREOF the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.



Witness Signature

Jeremy L. Scheer

Witness Print Name

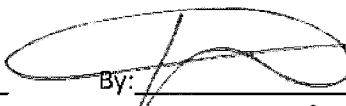


Witness Signature

Patrick R. Sullivan

Witness Print Name

BASCOM NORRIS DEVELOPERS, LLC
a Florida limited liability company




By: Brian S. Crawford
Its: Manager
"Grantor"

STATE OF FLORIDA
COUNTY OF ALACHUA

Sworn to and subscribed before me by means of ☒ physical presence or ☐ online notarization, this 25 day of July, 2022, by Brian S. Crawford, as Manager of BASCOM NORRIS DEVELOPERS, LLC, a Florida limited liability company, on behalf of said company. He ☒ is personally known to me or ☐ has produced _____ as proof of identity that the person who executed this instrument.



PATRICK R SULLIVAN
Commission # GG 357749
Expires July 22, 2023
Bonded Thru Budget Notary Services



Print Name: Patrick R. Sullivan
Notary Public, State of Florida

EXHIBIT "A"
Permitted Exceptions

(all instruments refer to the public records of Columbia County, Florida)

1. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements contained in Declaration of Condominium of BASCOM SQUARE NORTH, A CONDOMINIUM, and any Exhibits annexed thereto, including, but not limited to, provisions for a private charge or assessments, recorded in Book 1234, Page 282; Amendment in Book 1455, Page 603 .
2. Easement granted to Clay Electric Cooperative, Inc., a Florida Corporation by instrument recorded in Book 752, Page 1600.
3. Easement granted to Clay Electric Cooperative, Inc., a Florida Corporation by instrument recorded in Book 986, Page 873.
4. Easement for ingress, egress and parking, recorded in Book 1152, Page 1855.
5. Easement granted to Clay Electric Cooperative, Inc., a Florida Corporation by instrument recorded in Book 1158, Page 240.
6. Easement granted to Clay Electric Cooperative, Inc., a Florida Corporation by instrument recorded in Book 1159, Page 230.
7. Easement granted to Clay Electric Cooperative, Inc., a Florida Corporation by instrument recorded in Book 1166, Page 369.
8. Undivided 1/4 interest of oil, gas and minerals as conveyed in that certain Mineral Right and Royalty Transfer recorded in Deed Book 67, Page 191. The above-described interest has since been conveyed and reconveyed to diverse parties. Without right of entry.
9. Undivided 3/16 interest of oil, gas and minerals as conveyed in that certain Mineral Right and Royalty Transfer recorded in Deed Book 68, Page 497. The above-described interest has since been conveyed and reconveyed to diverse parties. Without right of entry.
10. Undivided 1/16 interest of oil, gas and minerals as conveyed in that certain Mineral Right and Royalty Transfer recorded in Deed Book 69, Page 1. The above-described interest has since been conveyed and reconveyed to diverse parties. Without right of entry.
11. Undivided 1/4 interest of oil, gas and minerals as conveyed in that certain Mineral Right and Royalty Transfer recorded in Deed Book 69, Page 105. The above-described interest has since been conveyed and reconveyed to diverse parties. Without right of entry.
12. Easement recorded in Book 1385, Page 1113.