

**THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:**

Nancy Dinsmore, an employee of
Providence Title Company, LLC
1449 SW 74th Drive, Suite 200
Gainesville, FL 32607

File No. 23-01014

Parcel No.:14305-000

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED dated this February 26th 2024 by **Blueberry Hill Properties LLC**, a Florida limited liability company with a mailing address of 2927 SW Tustenuggee Avenue, Lake City, FL 32025, hereinafter referred to as the "Grantor," in favor of **Concept DG Investment, LLC**, a Florida limited liability company with a mailing address of 1449 SW 74th Drive Suite 200, Gainesville FL 32607, hereinafter referred to as the "Grantee". Whenever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors, and assigns of corporations, partnerships (including joint ventures), public bodies, and quasi-public bodies.

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) 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 situated in County of Bay, State of Florida, to-wit: ***See attached Exhibit "A"***

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

SUBJECT TO taxes for the year 2024, assessments, liens, encumbrances, covenants, conditions and restrictions, rights of way, and easements of record.

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

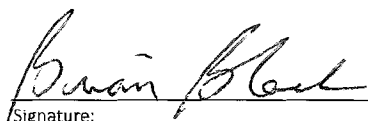
AND the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor hereby fully warrants the title to the Property and will defend the same against 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.

[Signature Page To Follow]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name the day and year first above written.

Signed, sealed and delivered in our presence of:

Blueberry Hill Properties LLC,
a Florida limited liability company


Signature: Brian Block

Print name:

~~1449~~ 1449 SW 74th Drive, Ste 200

Address Line 1:

Gainesville, FL 32607

Address Line 2:


Signature: Nancy K Dinsmore

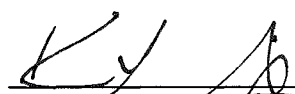
Print name:

501 SW 75th St #E14


Address Line 1:

Gainesville FL 32607

Address Line 2:

By: 
Ken R. Snider, Manager

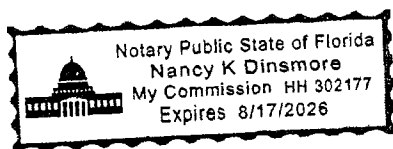
and

By: 
Amy G. Snider, Manager

STATE OF FLORIDA

COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this February 26, 2024, by Ken R. Snider and Amy G. Snider, as Managers of Blueberry Hill Properties LLC, a Florida limited liability company, who are (☐) personally known to me or (☒) who have produced drivers licenses as identification.



(Notary Seal)

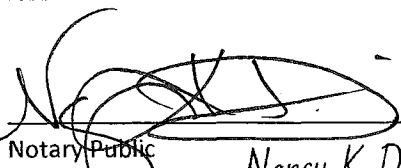

Notary Public
Print Name: Nancy K Dinsmore
My Commission Expires: _____

Exhibit "A"

A TRACT OF LAND SITUATED IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 33, TOWNSHIP 6 SOUTH, RANGE 16 EAST, BEING A PORTION OF BLOCK "F" OF THE TOWN OF FT. WHITE, FLORIDA, AS SHOWN IN PLAT BOOK "1", PAGE 48 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE SPECIFICALLY BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1439, PAGE 2365 OF SAID PUBLIC RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF AFOREMENTIONED NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), SAID CORNER ALSO BEING THE NORTHWEST CORNER OF AFOREMENTIONED BLOCK "F" OF THE TOWN OF FT. WHITE; THENCE SOUTH 00°55'12" EAST, ALONG THE WEST LINE OF SAID NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION AND ALONG THE WEST LINE OF SAID BLOCK "F" OF THE TOWN OF FT. WHITE, A DISTANCE OF 180.00 FEET TO THE POINT OF BEGINNING; THENCE, DEPARTING SAID WEST LINE AND SAID WEST LINE, THE FOLLOWING SIX (6) COURSES; (1) NORTH 89°30'36" EAST, A DISTANCE OF 169.87 FEET; (2) SOUTH 48°33'39" EAST, A DISTANCE OF 162.04 FEET; (3) SOUTH 08°27'22" WEST, A DISTANCE OF 228.26 FEET; (4) SOUTH 48°33'26" EAST, A DISTANCE OF 58.14 FEET; (5) SOUTH 00°39'19" WEST, A DISTANCE OF 58.88 FEET; (6) SOUTH 42°02'39" WEST, A DISTANCE OF 34.93 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF S.W. US HIGHWAY NO. 27 – STATE ROAD NO. 20 (120 FOOT RIGHT OF WAY WIDTH); THENCE NORTH 48°32'58" WEST, ALONG NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 365.33 FEET TO AFOREMENTIONED WEST LINE OF BLOCK "F" AND AFOREMENTIONED WEST LINE OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4); THENCE, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, NORTH 00°55'50 WEST ALONG SAID WEST LINE AND ALONG SAID WEST LINE, A DISTANCE OF 213.05 FEET TO THE POINT OF BEGINNING.