

Prepared by and return to:
Sherree Akins
Frontier Title Group
205 Worth Avenue, Suite 201
Palm Beach FL 33480
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it

File No.: 2013-83

-----SPACE ABOVE THIS LINE FOR RECORDING DATA-----

THIS WARRANTY DEED made this 29th day of August, 2013 by Residential Development Group, LLC, a Florida limited liability company, whose post office address is PO Box 3659, Lake City, FL 32056, hereinafter called the Grantor, to Cornerstone Partners Limited Partnership, a South Dakota limited partnership, whose post office address is PO Box 1208, Lake City, FL 32056 hereinafter called the Grantee

(Wherever 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)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alien, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

See Attached Exhibit "A" - LEGAL DESCRIPTION

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years

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 whomsoever; and that said land is free of all encumbrances, except as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness
Print Name Linda Walser
Witness
Print Name Janet Higgins

Residential Development Group, LLC, a Florida
limited liability company
Daniel Crapps
Daniel Crapps, Managing Member

STATE OF: FLORIDA
COUNTY OF: COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of August, 2013 by Daniel Crapps, as Managing Member of Residential Development Group, LLC, a Florida limited liability company who is/are personally known to me or has/have produced Valid FL Drivers License exp 12-18-2019 as identification and who did not take an oath.

Janet L Higgins
Notary Public
Printed Notary Name

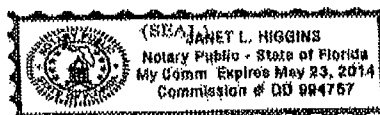


EXHIBIT "A" - LEGAL DESCRIPTION

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 18, 19, 20, 22, 23, 24, 25, 26, 27, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 47, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 71, 72, 74, 76, 77, 78, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 113, 117, 118, 120, 121, 122, 124, 126, 128, 129, 130, 131, 134, 136, 137, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, Preserve at Laurel Lake, Unit 1, as per Plat thereof, recorded in Plat Book 9, Page 19, of the Public Records of Columbia County, Florida.

Parcel 2:

A PART OF SECTION 3 TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCE AT THE NW CORNER OF LOT 80 IN PRESERVE AT LAUREL LAKE UNIT 1 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGES 19 - 25 AND RUN THENCE N 87°56'09"E., ALONG THE NORTH LINE OF SAID PRESERVE AT LAUREL LAKE, A DISTANCE OF 271.49 FEET, THENCE N.64°18'47"E., STILL ALONG SAID NORTH LINE, A DISTANCE OF 343.73 FEET TO THE POINT OF BEGINNING, THENCE N.08°48'22"W., A DISTANCE OF 1244.78 FEET TO THE SW CORNER OF LAUREL LAKE PHASE 3 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGES 112 - 113 OF SAID PUBLIC RECORDS, THENCE N.87°43'19"E., A DISTANCE OF 124.69 FEET; THENCE N.41°02'48"E., A DISTANCE OF 279.88 FEET; THENCE N.66°17'51"E., A DISTANCE OF 135.00 FEET TO THE WEST LINE OF LAUREL LAKE AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGES 9 - 10 OF SAID PUBLIC RECORDS, THENCE CONTINUE N.66°17'51"E., ALONG THE SOUTH LINE OF SAID LAUREL LAKE, A DISTANCE OF 99.33 FEET THENCE S.24°30'32"E., A DISTANCE OF 205.36 FEET; THENCE S.54°24'19"E., A DISTANCE OF 135.00 FEET, THENCE S.82°45'30"E., A DISTANCE OF 322.86 FEET, THENCE N.24°24'44"E., A DISTANCE OF 187.99 FEET, THENCE S.74°11'20"E., A DISTANCE OF 4.58 FEET; THENCE N.15°48'42"E., A DISTANCE OF 100.00 FEET, THENCE N.74°11'20"W., A DISTANCE OF 100.00 FEET, THENCE N.15°48'42"E., A DISTANCE OF 125.18 FEET, THENCE N.63°11'29"W., A DISTANCE OF 175.97 FEET; THENCE N.31°44'15"W., A DISTANCE OF 203.84 FEET; THENCE N.25°48'22"E., A DISTANCE OF 81.90 FEET TO THE NE CORNER OF LOT 16 SAID LAUREL LAKE, THENCE CONTINUE N.25°48'22"E., ALONG THE EAST LINE OF LAUREL LAKE PHASE 2 AS PER PLAT BOOK 8 PAGES 110 - 111 OF SAID PUBLIC RECORDS, A DISTANCE OF 497.97 FEET, THENCE N.47°45'48"E., A DISTANCE OF 135.68 FEET; THENCE N.88°51'49"E., A DISTANCE OF 198.33 FEET TO THE SE CORNER OF LOT 6 IN SAID LAUREL LAKE PHASE 2, THENCE CONTINUE N.88°51'49"E., A DISTANCE OF 345.74 FEET, THENCE S.30°15'22"E., A DISTANCE OF 568.44 FEET TO A POINT ON THE WEST LINE OF DEER CREEK PHASE 3 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGES 186 - 187 OF SAID PUBLIC RECORDS, THENCE S.41°13'57"W., ALONG THE WEST LINE OF SAID DEER CREEK PHASE 3, A DISTANCE OF 129.87 FEET, THENCE S.28°11'57"W., A DISTANCE OF 200.00 FEET, THENCE S.52°16'24"W., A DISTANCE OF 105.03 FEET; THENCE S.41°21'45"W., A DISTANCE OF 167.43 FEET; THENCE S.36°41'15"W., A DISTANCE OF 96.68 FEET, THENCE S.14°52'02"E., A DISTANCE OF 133.16 FEET; THENCE S.48°24'31"E., A DISTANCE OF 170.74 FEET, THENCE S.40°37'08"E., A DISTANCE OF 138.89 FEET, THENCE S.25°35'21"E., A DISTANCE OF 122.68 FEET, THENCE S.07°46'35"E., A DISTANCE OF 163.76 FEET TO THE SW CORNER OF LOT 50 OF SAID DEER CREEK PHASE 3 SAID POINT ALSO BEING A PART OF THE NORTHERLY BOUNDARY OF SAID PRESERVE AT LAUREL LAKE, THENCE S.19°41'48"W., ALONG SAID NORTH LINE A DISTANCE OF 291.04 FEET; THENCE CONTINUING ALONG SAID NORTH LINE THE FOLLOWING COURSES S.61°46'53"W., A DISTANCE OF 102.89 FEET, THENCE S.66°19'56"W., A DISTANCE OF 111.34 FEET, THENCE S.71°49'14"W., A DISTANCE OF 99.09 FEET; THENCE S.44°33'28"W., A DISTANCE OF 92.19 FEET, THENCE S.44°41'23"W., A DISTANCE OF 103.21 FEET; THENCE S.30°31'02"W., A DISTANCE OF 112.82 FEET, THENCE S.41°54'18"W., A DISTANCE OF 128.08 FEET; THENCE S.34°10'58"W., A DISTANCE OF 107.30 FEET, THENCE S.39°42'00"W., A DISTANCE OF 92.07 FEET, THENCE S.31°28'21"W., A DISTANCE OF 65.44 FEET; THENCE S.25°59'31"W., A DISTANCE OF 51.48 FEET, THENCE S.27°11'14"W., A DISTANCE OF 101.37 FEET; THENCE S.67°49'42"W., A DISTANCE OF 69.54 FEET; THENCE S.67°07'07"W., A DISTANCE OF 91.14 FEET; THENCE N.85°29'38"W., A DISTANCE OF 141.24 FEET; THENCE S.72°24'44"W., A DISTANCE OF 68.48 FEET; THENCE N.59°51'36"W., A DISTANCE OF 71.04 FEET, THENCE N.84°58'05"W., A DISTANCE OF 67.79 FEET, THENCE N.39°27'24"W., A DISTANCE OF 60.91 FEET; THENCE N.57°33'36"W., A DISTANCE OF 354.30 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 73.23 ACRES, MORE OR LESS.

LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

Parcel 3.

A PART OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS. COMMENCE AT THE SE CORNER OF LOT 26 (PRM 2) OF DEER CREEK PHASE 2 AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7 PAGES 11 & 12 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND RUN S 67°41'34"W., ALONG THE SOUTH LINE OF SAID DEER CREEK PHASE 2, 602.32 FEET TO A CONCRETE MONUMENT (L.B. 6685) MARKING THE NE CORNER OF LOT 44, IN SAID DEER CREEK PHASE 3, PLAT BOOK 7, PAGE(S) 186 & 187, PUBLIC RECORDS COLUMBIA COUNTY, FLORIDA, THENCE RUN S 00°59'53"E., 244.09 FEET TO A CONCRETE MONUMENT MARKING THE SE CORNER OF LOT 45, IN SAID DEER CREEK PHASE 3 ALSO BEING THE POINT OF BEGINNING, THENCE S 89°51'34"W., STILL ALONG THE SOUTH LINE OF SAID DEER CREEK PHASE 2 A DISTANCE OF 208.29 FEET; THENCE N 00°08'26"W., A DISTANCE OF 63.90 FEET, THENCE S 89°51'34"W., A DISTANCE OF 106.38 FEET, THENCE S 00°08'26"E., A DISTANCE OF 100.00 FEET; THENCE S 33°58'46"W., A DISTANCE OF 111.39 FEET, THENCE S 85°32'10"E., A DISTANCE OF 93.36 FEET; THENCE N 33°43'59"E., A DISTANCE OF 54.02 FEET; THENCE S 51°25'43"E., A DISTANCE OF 91.47 FEET; THENCE S 75°37'49"E., A DISTANCE OF 55.41 FEET; THENCE S 30°29'23"W., A DISTANCE OF 52.82 FEET, THENCE S 47°58'17"W., A DISTANCE OF 123.82 FEET; THENCE S 89°52'52"E., A DISTANCE OF 133.91 FEET; THENCE S 18°39'24"E., A DISTANCE OF 258.57 FEET; THENCE S 77°02'49"E., A DISTANCE OF 79.32 FEET; THENCE S 19°44'56"E., A DISTANCE OF 48.18 FEET, THENCE N 61°46'35"E., A DISTANCE OF 30.31 FEET; THENCE S 73°45'26"E., A DISTANCE OF 65.98 FEET; THENCE S 88°59'54"E., A DISTANCE OF 129.62 FEET, THENCE N 41°21'14"E., A DISTANCE OF 201.93 FEET, THENCE N 50°17'30"E., A DISTANCE OF 96.22 FEET; THENCE N 31°49'20"E., A DISTANCE OF 105.22 FEET; THENCE N 10°48'18"E., A DISTANCE OF 85.47 FEET; THENCE N 71°39'06"W., A DISTANCE OF 580.76 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 7.27 ACRES, MORE OR LESS. LESS AND EXCEPT property sold to WPS, LLC and described in Official Records Book 1243, Page 1818, of said Records.

Folio Number(s):

03-4S-16-02731-001 through 03-4S-16-02731-011; 03-4S-16-02731-018; 03-4S-16-02731-019;
03-4S-16-02731-020; 03-4S-16-02731-022 through 03-4S-16-02731-029; 03-4S-16-02731-031 through
03-4S-16-02731-041; 03-4S-16-02731-047, 03-4S-16-02731-049 through 03-4S-16-02731-066;
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03-4S-16-02731-078; 03-4S-16-02731-081 through 03-4S-16-02731-090; 03-4S-16-02731-092 through
03-4S-16-02731-109, 03-4S-16-02731-113, 03-4S-16-02731-117, 03-4S-16-02731-118,
03-4S-16-02731-120 through 03-4S-16-02731-122; 03-4S-16-02731-124, 03-4S-16-02731-126;
03-4S-16-02731-128 through 03-4S-16-02731-131, 03-4S-16-02731-134, 03-4S-16-02731-136,
03-4S-16-02731-137, 03-4S-16-02731-139 through 03-4S-16-02731-148; 03-4S-16-02731-997;
and Part of 03-4S-16-02732-003

DA

PS

S S

Prepared by and return to:
Sheree Akins
Frontier Title Group
205 Worth Avenue, Suite 201
Palm Beach FL 33480
as a necessary incident to the fulfillment
of conditions contained in a title insurance
commitment issued by it.

File No.: 2013-83

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THIS WARRANTY DEED made this 29th day of August, 2013 by Residential Development Group, LLC, a Florida limited liability company, whose post office address is PO Box 3659, Lake City, FL 32056, hereinafter called the Grantor, to Cornerstone Partners Limited Partnership, a South Dakota limited partnership, whose post office address is PO Box 1208, Lake City, FL 32056 hereinafter called the Grantee

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and their legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars, and other variable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto the grantee, all that certain land situated in Columbia County, Florida, viz:

See Attached Exhibit "A" - LEGAL DESCRIPTION

SUBJECT TO restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years

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 whomsoever, and that said land is free of all encumbrances, except as mentioned above.

IN WITNESS WHEREOF, the said grantor has signed and sealed the day and year first above written

Signed, sealed and delivered in the presence of:

Witness Linda Walser
Print Name Linda Walser
Witness Janet Higgins
Print Name Janet Higgins

Residential Development Group, LLC, a Florida
limited liability company

Daniel Crapps
Daniel Crapps, Managing Member

STATE OF: FLORIDA
COUNTY OF: COLUMBIA

The foregoing instrument was acknowledged before me this 29th day of August, 2013 by Daniel Crapps, as Managing Member of Residential Development Group, LLC, a Florida limited liability company who is/are personally known to me or has/have produced Valid FL Drivers License Exp 12-18-2019 as identification and who did not take an oath

Janet Higgins
Notary Public
Janet L. Higgins
Printed Notary Name

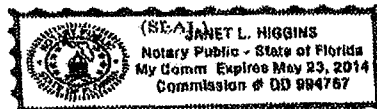


EXHIBIT "A" - LEGAL DESCRIPTION

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Parcel 2

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LEGAL DESCRIPTION CONTINUED ON NEXT PAGE

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03-4S-16-02731-128 through 03-4S-16-02731-131, 03-4S-16-02731-134; 03-4S-16-02731-136,
03-4S-16-02731-137; 03-4S-16-02731-139 through 03-4S-16-02731-148; 03-4S-16-02731-997;
and Part of 03-4S-16-02732-003

PS
SS