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This instrument prepared by  
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P.DeWitt Cason, Columbia County Page 1 of 7 B:1315 P:1765

### WARRANTY DEED

THIS WARRANTY DEED made this 24<sup>th</sup> day of May, 2016, by DANIEL SLADE WILLIAMS, and STARLA D. WILLIAMS, his wife, whose post office address is 22865 NW CR 236, High Springs, Florida 32643, hereinafter called the Grantor, to W ARROW BAR RANCH, LLC, a Florida limited liability company, whose post office address is 22865 NW CR 236, High Springs, Florida 32643, hereinafter called the Grantee:

### WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS 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 situate in Columbia County, Florida, viz:

### TOWNSHIP 7 SOUTH, RANGE 16 EAST

#### Parcel 1:

SECTION 3: THOSE PORTIONS OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND SOUTHEAST 1/4 OF NORTHWEST 1/4, LYING SOUTH AND WEST OF ATLANTIC COAST LINE RAILROAD(ABANDONED), EXCEPT LANDS DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF

SOUTHEAST 1/4 OF NORTHWEST 1/4 AND THE SOUTH RIGHT-OF-WAY OF ACLRR (ABANDONED) AND RUN THENCE SOUTHEASTERLY, 48 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 34 DEG. WEST, 1,100 FEET; THENCE SOUTH 11 DEG. 30 MIN. EAST, 300 FEET; THENCE SOUTH 88 DEG. 30 MIN. EAST, 900 FEET; THENCE NORTH 41 DEG. EAST, 700 FEET TO SOUTH BOUNDARY LINE OF ACLRR RIGHT OF WAY; THENCE IN A NORTHWESTERLY DIRECTION ALONG SOUTH BOUNDARY LINE OF ACLRR RIGHT OF WAY (ABANDONED), 1,070 FEET TO POINT OF BEGINNING.

ALSO:

THE EAST 1/2 OF THE SOUTHWEST 1/4; AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4; AND THE WEST 1/2 OF THE SOUTHEAST 1/4 LYING WEST OF FRY ROAD; AND THAT PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4, LYING SOUTH AND WEST OF RAILROAD (ABANDONED) AND LYING NORTH OF FRY ROAD.

Tax Parcel Number: 03-7S-16-04121-001

**Parcel 2:**

SECTION 4: THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4.

Tax Parcel Number: 04-7S-16-04136-000

**Parcel 3:**

SECTION 10: THE EAST 1/2 OF THE NORTHEAST 1/4; AND THE EAST 1/2 OF THE SOUTHEAST 1/4.

Tax Parcel Number: 10-7S-16-04169-001

**Parcel 4:**

SECTION 11: THE SW 1/4 OF NW 1/4; THE SW 1/4; THE SE 1/4 OF NE 1/4 LYING SOUTH AND WEST OF RAILROAD (ABANDONED); AND THE SE 1/4 LYING SOUTH AND WEST OF RAILROAD (ABANDONED) ALL LYING AND BEING IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA.

Tax Parcel Number: 11-7S-16-04182-000

**Parcel 5:**

SECTION 11: THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THE NORTH 1/2 OF THE NORTHWEST 1/4 LYING SOUTH AND WEST OF RAILROAD (ABANDONED); THE WEST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH AND WEST OF RAILROAD (ABANDONED); AND THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 LYING SOUTH AND WEST OF RAILROAD (ABANDONED); AND THE SOUTHEAST 1/4 LYING SOUTH AND WEST OF RAILROAD (ABANDONED).

Tax Parcel Number: 11-7S-16-04182-003

**Parcel 6:**

SECTION 14: THE SE 1/4 OF THE NW 1/4; AND THE NE 1/4 OF THE NW 1/4.

Tax Parcel Number: 14-7S-16-04212-000

**Parcel 7:**

SECTION 14: THE NORTHWEST 1/4 OF THE NORTHWEST 1/4.

Tax Parcel Number: 14-7S-16-04217-000

**Parcel 8:**

SECTION 15: THE NORTHEAST 1/4 OF THE NORTHEAST 1/4.  
LESS AND EXCEPT EXISTING COUNTY MAINTAINED RIGHT-OF-WAY  
FOR SW FRY AVENUE.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 88°06'55" W, ALONG THE SOUTH LINE OF THE SE 1/4 OF SAID SECTION 11, 2642.89 FEET TO THE SOUTHEAST CORNER OF THE SW 1/4; THENCE S 88°08'00" W, 1321.48 FEET TO THE NORTHEAST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 14; THENCE S 01°41'25" E, 1326.54 FEET TO THE SOUTHEAST CORNER OF SAID NW 1/4 OF NW 1/4 ; THENCE S 88°09'10" W, 1321.40 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF NE 1/4 OF SECTION 15; THENCE S 88°10'50" W, ALONG THE SOUTH LINE OF SAID NE 1/4 OF NE 1/4 1304.97 FEET TO THE EASTERLY

MAINTAINED RIGHT-OF-WAY OF SW FRY AVENUE; THENCE RUN NORTHERLY ALONG SAID EASTERLY MAINTAINED RIGHT-OF-WAY THE FOLLOWING COURSES: N 01°55'41" W, 2651.85 FEET; N 01°04'02" W, 1472.49 FEET; N 02°14'05" W, 1181.69 FEET; N 03°13'03" W, 547.09 FEET TO THE INTERSECTION WITH THE WEST LINE OF THE E 1/2 OF THE NE 1/4 OF SECTION 10 AND THE END OF SAID COURSES; THENCE N 01°43'05" W, ALONG SAID WEST LINE, 752.66 FEET TO THE NORTHWEST CORNER OF SAID E 1/2 OF THE NE 1/4; THENCE N 88°17'39" E, 1323.04 FEET TO THE NORTHWEST CORNER OF SAID SECTION 11; THENCE N 87°49'29" E, ALONG THE NORTH LINE OF SAID SECTION 11, 1484.74 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FORMER ATLANTIC COAST LINE RAILROAD; THENCE S 49°41'07" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, 3014.94 FEET TO A POINT OF CURVATURE; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY ALONG THE ARC OF SAID CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 6017.44 FEET, A DELTA OF 04°39'26", A CHORD BEARING AND DISTANCE OF S 47°21'01" E, 489.99 FEET, AN ARCH LENGTH OF 489.12 FEET TO A POINT OF TANGENCY; THENCE S 45°02'12" E, ALONG SAID SOUTHERLY RIGHT-OF-WAY, 1,851.85 FEET TO THE EAST LINE OF SAID SECTION 11; THENCE S 00°20'14" W, ALONG SAID EAST LINE, 1567.13 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH

BEGIN AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SW 1/4, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 01°38'40" W, ALONG THE WEST LINE OF SAID SE 1/4 OF SW 1/4, 1293.22 FEET TO THE SOUTHEAST CORNER OF THE NW 1/4 OF THE SW 1/4 OF SAID SECTION 3; THENCE S 89°00'58" W, 1321.26 FEET TO THE SOUTHEAST CORNER OF THE NE 1/4 OF THE SE 1/4 OF SECTION 4; THENCE S 88°12'37" W, 1326.51 FEET TO THE SOUTHWEST CORNER OF SAID NE 1/4 OF SE 1/4; THENCE N 01°38'32" W, 1308.01 FEET TO THE NORTHWEST CORNER OF SAID NE 1/4 OF SE 1/4; THENCE N 88°07'49" E, 1326.72 FEET TO THE NORTHWEST CORNER OF AFORESAID NW 1/4 OF SW 1/4 OF SECTION 3; THENCE N 89°44'16" E, 1321.30 FEET TO THE SOUTHWEST CORNER OF THE SE 1/4 OF NW 1/4; THENCE N 01°49'44" W, 1344.31 FEET TO THE NORTHWEST CORNER OF SAID SE 1/4 OF NW 1/4; THENCE N 87°33'04" E, ALONG THE NORTH LINE OF SAID SE 1/4 OF NW 1/4, 1084.70 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY OF FORMER ATLANTIC COAST LINE RAILROAD; THENCE S 49°41'07"E,

ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY, 47.93 FEET;  
THENCE S 33°25'07" W, 1102.54 FEET; THENCE S 13°09'04" E, 300.35  
FEET; THENCE S 89°49'08" E, 889.99 FEET; THENCE N 41°31'15" E,  
699.85 FEET TO AFORESAID SOUTHWESTERLY RIGHT-OF-WAY;  
THENCE S 49°41'07" E, ALONG SAID SOUTHWESTERLY RIGHT-OF-  
WAY, 1335.50 FEET TO THE WESTERLY MAINTAINED RIGHT-OF-  
WAY OF SW FRY AVENUE; THENCE RUN WESTERLY AND  
SOUTHERLY ALONG SAID WESTERLY MAINTAINED RIGHT- OF-WAY  
THE FOLLOWING COURSES: S 60°32'48" W, 288.02 FEET TO A  
POINT OF CURVATURE; THENCE RUN SOUTHWESTERLY ALONG  
THE ARC OF SAID CURVE CONCAVE TO THE SOUTHEAST HAVING  
A RADIUS OF 135.30 FEET, A DELTA OF 59°21'41", A CHORD  
BEARING AND DISTANCE OF S 30°56'11" W, 133.99 FEET, AN ARC  
DISTANCE OF 140.18 FEET TO A POINT OF NON-TANGENCY;  
THENCE S 01°12'09" W, 1112.47 FEET; THENCE S 05°11'32" E, 947.02  
FEET TO THE SOUTH LINE OF SAID SECTION 3 AND THE END OF  
SAID COURSES; THENCE S 88°17'39" W, ALONG SAID SOUTH LINE,  
2580.30 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THAT PORTION OF SECTION 11, TOWNSHIP 7  
SOUTH, RANGE 16 EAST, DESCRIBED AS FOLLOWS:

THE SW 1/4 OF NW 1/4; THE SW 1/4; THE SE 1/4 OF NE 1/4 LYING  
SOUTH AND WEST OF RAILROAD (ABANDONED); AND THE SE 1/4  
LYING SOUTH AND WEST OF RAILROAD (ABANDONED). ALL LYING  
AND BEING IN SECTION 11, TOWNSHIP 7 SOUTH, RANGE 16 EAST,  
COLUMBIA COUNTY, FLORIDA. (END OF LESS OUT).

Tax Parcel Number: 15-7S-16-04224-000

Said lands being and lying in Township 7 South, Range 16 East, Columbia County,  
Florida.

This deed is prepared without the benefit of a survey and title search.

This deed is given to and accepted by Grantee SUBJECT TO:

1. Easement granted to Florida Power Corporation by instrument recorded in  
Deed Book 85, Page 268, public records of Columbia County, Florida.
2. Easement granted to Florida Power Corporation by instrument recorded in  
Deed Book 85, Page 293, public records of Columbia County, Florida.

3. Easement granted to Florida Power Corporation by instrument recorded in Book 139, Page 315, public records of Columbia County, Florida.
4. Oil, gas and mineral reservations as reflected in Mineral Deed recorded in Book 331, Page 634, together with Notice of Claim recorded in Book 345, Page 99, public records of Columbia County, Florida.
5. All visible easements located on the Property not shown of record.
6. Encroachments affecting title to approximately 8.07 acres of land shown on survey dated February 18, 2004, prepared and certified by Bailey Bishop & Lane, Inc.
7. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land.
8. Existing road rights-of-way.
9. All land use classification and zoning rules and regulations, all of which shall not serve to reimpose the same.

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; that the Grantor hereby fully 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 taxes accruing subsequent to December 31, 2015.

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

Signed, sealed and delivered  
in the presence of:

Bonnie S. Green

Witness

**BONNIE S. GREEN**

(Print/type name)

Delores B. Brannen

Witness

**Delores B. Brannen**

(Print/type name)

Daniel Slade Williams  
DANIEL SLADE WILLIAMS

Starla D. Williams  
STARLA D. WILLIAMS

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2016,  
by DANIEL SLADE WILLIAMS and STARLA D. WILLIAMS, his wife, who are personally  
known to me.

Delores B. Brannen  
Notary Public, State of Florida

Delores B. Brannen  
(Print/type name)

(NOTARIAL  
SEAL)

My commission expires:

