

Prepared By and Return To:

William Li
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

Parcel ID Number: 19-3S-17-05090-000

General Warranty Deed

Made effective the 6th day of November, 2024, by Glenn W. O'Steen, a single man, hereinafter called the Grantor, whose address is 1900 U.S. 41, Lake City, FL 32055 to Lee Family Resources, LLLP, a Georgia limited liability limited partnership, whose post office address is: PO Box 99, Sunnyside, GA 30284, hereinafter called the Grantee:

(Whenever used herein the term "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 Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").

The Property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Subject to taxes accruing subsequent to December 31, 2023.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose 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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature

Crystal McGeer
Witness 1 Printed Name

Witness 1 Address: 160 NW Main
Blue Lake City FL 32055

[Signature]
Glenn W. O'Steen

[Signature]
Witness 2 Signature

Jennifer Frazier
Witness 2 Printed Name

Witness 2 Address: 160 NW Main
Blue Lake City FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online
notarization this 6 day of November, 2024, by Glenn W. O'Steen.

[Signature]
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: X
Type of Identification
Produced: FID1

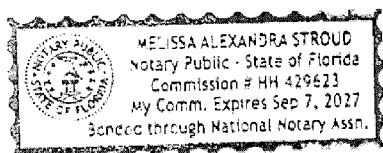


Exhibit A

Property

(Parcel ID No. 19-3S-17-05090-000)

PARCEL 1:

Commence at the SE corner of the SW 1/4 of the SE 1/4; run thence S89°50'30"W along the South line of said SW 1/4 of SE 1/4, 419.3 feet to the West right of way line of State Road No. 25 (U.S. Highway No. 41); thence run in a Northwesterly direction along the West boundary of said right of way line, 2,100 feet for a Point of Beginning; thence continue in a Northwesterly direction N31°30'29"W along the West right of way line of said State Road 25, a distance of 200 feet; thence S58°30'30"W, a distance of 200 feet; thence S31°29'30"E, parallel to said State Road No. 25, a distance of 200 feet; thence N58°30'30"E 200 feet to the Point of Beginning, all lying and being within the NE 1/4 of the SW 1/4 of Section 19, Township 3 South, Range 17 East.

and

PARCEL 2:

A part of the NE 1/4 of the SW 1/4 of Section 19, Township 3 South, Range 17 East, Columbia County, Florida.

PARCEL A

COMMENCE AT THE SOUTHEAST CORNER OF SW 1/4 OF SE 1/4, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 17 EAST, AND RUN THENCE S 89 DEG. 50'30" W, 419.3 FEET TO THE WEST SIDE OF STATE ROAD NO. 25; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG WEST BOUNDARY OF STATE ROAD NO. 25, 1700 FEET FOR A POINT OF BEGINNING; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG WEST BOUNDARY OF STATE ROAD NO. 25, 400 FEET; THENCE RUN S 58 DEG. 24'13" W, A DISTANCE OF 200 FEET; THENCE RUN IN A SOUTHEASTERLY DIRECTION ALONG A LINE PARALLEL TO WEST BOUNDARY OF STATE ROAD NO. 25, 401.16 FEET; THENCE RUN N 57 DEG. 04'39" E, 200 FEET TO POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

PARCEL B:

COMMENCE AT THE SOUTHEAST CORNER OF SW 1/4 OF THE SE 1/4, SECTION 19, TOWNSHIP 3 SOUTH, RANGE 17 EAST AND RUN THENCE S 89 DEG. 50'30" W, 419.3 FEET TO WEST SIDE OF STATE ROAD NO. 25 AS NOW LOCATED; THENCE RUN IN A NORTHWESTERLY DIRECTION ALONG WEST BOUNDARY OF STATE ROAD NO. 25, 2100.0 FEET; THENCE S 58 DEG. 24'13" W, 200 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE S 58 DEG. 24'13" W, 100.0 FEET; THENCE SOUTHEASTERLY PARALLEL TO WEST BOUNDARY OF STATE ROAD NO. 25, 401.16 FEET; THENCE N 57 DEG. 04'39" E, 100 FEET; THENCE NORTHWESTERLY PARALLEL TO WEST BOUNDARY OF STATE ROAD NO. 25, 400.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT THAT PORTION OF PARCELS A AND B DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 840, PAGE 291.

(Parcel ID No. 19-3S-17-05070-002)

PARCEL 3:

TOWNSHIP 3 SOUTH - RANGE 17 EAST

PARCEL A:

Section 19: Commence at the SE corner of the SW 1/4 of the SE 1/4, thence run South 89°50'30" West along the South line of the SW 1/4 of the SE 1/4, a distance of 419.30 feet to the Westerly right-of-way of U.S. 41, thence North 31°29'30" West, along said right-of-way, 2100.00 feet, thence South 58°30'30" West, 200.00 feet to the Point of Beginning; thence continue south 58°30'30" West 100.00 feet, thence South 54°50'09" West 601.23 feet, thence North 31°29'30" West 578.51 feet, thence North 58°30'30" East 700.00 feet, thence South 31°29'30" East, 540.00 feet to the Point of Beginning, in Columbia County, Florida.

PARCEL B:

Section 19: Commence at the Southeast Corner of the SW 1/4 of the SE 1/4, Section 19, Township 3 South, Range 17 East; thence run S 89°50'30" W, along the South line of the SW 1/4 of the SE 1/4, a distance of 419.30 feet to the Westerly right-of-way line of U.S. #41; thence N 31°29'30" W, along said right-of-way a distance of 2100.00 feet, thence S 58°30'30" W, a distance of 300.00 feet, thence S 54°50'09" W, a distance of 601.23 feet to the Point of Beginning; thence run S 58°30'30" W, a distance of 752.97 feet, thence N 31°29'30" W, a distance of 578.51 feet, thence N 58°30'30" E, a distance of 752.97 feet, thence S 31°29'30" E, a distance of 578.51 feet, to the POINT OF BEGINNING.