

40 18.50  
910.00  
928.50

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 3<sup>rd</sup> day of October, 2013, between PEOPLES STATE BANK, whose address is 350 SW Main Boulevard, Lake City, Florida 32025, Grantor, and JCP-VYP, LLC, a Florida limited liability company, whose address is 7585 216th Street, O'Brien Florida 32071, Grantee.

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to Grantee and Grantee's heirs, successors and assigns forever, the following described lands lying in COLUMBIA County, Florida, to wit:

SEE SCHEDULE A ATTACHED HERETO.

(Tax parcels 31-3S-17-06236-000 and 31-3S-17-06238-001)

SUBJECT TO: Taxes for 2013 and subsequent years; restrictions and easements of record; and easements shown by a plat of the property.

Grantor hereby fully warrants the title to said land and will defend the same against lawful claims of persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto caused these presents to be executed by its duly authorized officer the day above first written.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print Name: Lisa C. Ogburn  
[Signature]  
Print Name: Jody M. Goble  
Witnesses as to Grantor

PEOPLES STATE BANK

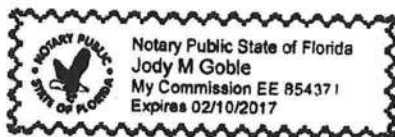
[Signature]  
By CHRIS H. DAMPIER  
Senior Vice President

This Instrument Was Prepared By:  
EDDIE M. ANDERSON, P.A.  
Post Office Box 1179  
Lake City, Florida 32056-1179

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of October, 2013 by Chris H. Dampier, as Senior Vice President and on behalf of PEOPLES STATE BANK. He is personally known to me.

(Notarial Seal)



[Signature]  
Notary Public  
My commission expires:

**SCHEDULE "A" TO SPECIAL WARRANTY DEED  
PEOPLES STATE BANK - JCP-VYP, LLC**

**PARCEL 1:**

Lot 17, RIDGEWOOD MANOR, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 105 of the public records of Columbia County, Florida.

together with:

Commence at the NE Corner of Lot 17, RIDGEWOOD MANOR, a subdivision according to the plat thereof recorded in Plat Book 2, Page 105 of the public records of Columbia County, Florida, and run East 18 feet to the West line of the E 1/2 of the SW 1/4 of the SW 1/4, Section 31, Township 3 South, Range 17 East; thence run South along said West line 100 feet; thence run West 18 feet to the SE Corner of said Lot 17; thence run North along the East line of said Lot 17, 100 feet to the Point of Beginning.

AND:

**PARCEL 2:**

Lot 18, RIDGEWOOD MANOR, a subdivision according to the plat thereof as recorded in Plat Book 2, Page 105 of the public records of Columbia County, Florida.

together with:

Commence at the NE Corner of Lot 18, RIDGEWOOD MANOR, a subdivision according to the plat thereof recorded in Plat Book 2, Page 105 of the public records of Columbia County, Florida, and run East 18 feet to the West line of the E 1/2 of the SW 1/4 of the SW 1/4, Section 31, Township 3 South, Range 17 East; thence run South along said West line 100 feet; thence run West 18 feet to the SE Corner of said Lot 18; thence run North along the East line of said Lot 18, 100 feet to the Point of Beginning.