

PREPARED BY:

JAIME NORTHRUP, ESQ.
RAYONIER INC. - LAW DEPT.
1 RAYONIER WAY
WILDLIGHT, FL 32097

RETURN TO:

MICHAEL COONAN
GUARDIAN TITLE & TRUST INC.
13400 SUTTON PARK DRIVE SOUTH, SUITE 1001
JACKSONVILLE, FL 32224

STATE OF FLORIDA
COUNTY OF COLUMBIA

SPECIAL WARRANTY DEED

(Florida Property)

THIS SPECIAL WARRANTY DEED is made this 11th day of August, 2022, to be effective the 11th day of August, 2022, from RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company (f/k/a TerraPointe LLC, a Delaware limited liability company, prior to name change effective October 2, 2017) duly authorized to do business in Florida, whose address is 1 Rayonier Way, Wildlight, Florida 32097 ("Grantor"), to JOSHUA CHASE, whose address is 415 SW Deanna Terrace, Lake City, Florida 32025 ("Grantee") (the words "Grantor" and "Grantee" to include any respective heirs, successors and assigns where the context requires or permits).

WITNESSETH:

THAT GRANTOR, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all that land and improvements thereon located in Columbia County, Florida as more particularly described at EXHIBIT "A" attached hereto and by reference made a part hereof (the "Property").

TAX PARCEL ID#: A portion of 13-5S-17-09221-001

THIS CONVEYANCE IS SUBJECT TO those matters referenced on **EXHIBIT "B"** attached hereto and by reference made a part hereof ("Permitted Exceptions").

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

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

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that 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 Grantor for claims arising during the period of time of Grantor's ownership of the Property, but against none other.


[SIGNATURES ON FOLLOWING PAGE]

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

Signed and sealed in the
Presence of:

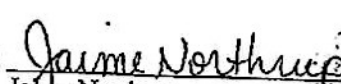
**RAYDIENT LLC DBA RAYDIENT PLACES
+ PROPERTIES LLC**, a Delaware limited
liability company

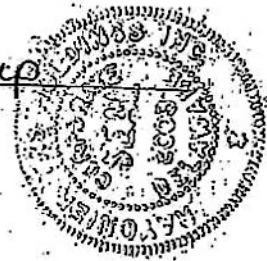
BY: Rayonier TRS Holdings Inc., a
Delaware corporation, its managing
member


Crystal L. Cook (Print)

By: 
Mark R. Bridwell
Its: Vice President



Sherry Faye Hutzler (Print)

Attest: 
Jaime Northrup
Its: Assistant Secretary



STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of July, 2022, by Mark R. Bridwell, as Vice President and Jaime Northrup, as Assistant Secretary of Rayonier TRS Holdings Inc., a Delaware corporation, the Managing Member of Raydient LLC dba Raydient Places + Properties LLC, a Delaware limited liability company, on behalf of the company, and who are personally known to me.


Printed Name: Sherry Faye Hutzler
Notary Public, State of Florida
My Commission Expires: _____
Commission No.: _____

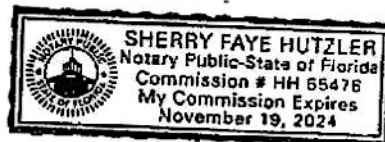


EXHIBIT "A"

Description of Property

Lot 7:

A parcel of land lying in the NE 1/4 of the NW 1/4 of Section 13, Township 5 South, Range 17 East, Columbia County, Florida; said parcel being more particularly described as follows:

Commence at a found 4"x4" concrete monument located at the Northwest corner of said Section 13 and run thence N 87°59'18"E, along the North line of said Section 13, for a distance of 1374.15 feet to a found 4"x4" wood post; thence run N 88°05'09"E, along said North line of Section 13, for a distance of 650.54 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue N 88°05'09"E, along said North line of Section 13, for a distance of 646.76 feet to a set 1/2" iron rod located at the Northeast corner of said NE 1/4 of NW 1/4 and also being the Northwest corner of the NW 1/4 of the NE 1/4 of said Section 13; thence run S 00°58'03"E, along the East line of said NE 1/4 of NW 1/4, for a distance of 1301.08 feet to a set 1/2" iron rod located on the Northerly R/W line of County Road 240 also known as Family Road (80' R/W) and being in a curve concave to the Southwest and having a radius of 5769.58 feet; thence run in a Northwesterly direction along said Northerly R/W line and along the arc of said curve as measured along a chord having a bearing of N 88°54'27"W for a chord distance of 642.04 feet to a set 1/2" iron rod; thence run N 01°11'45"W for a distance of 1267.32 feet to the Point of Beginning.

Subject to any covenants, easements and/or restrictions of record.
Subject to a Utility Easement along the South 15 feet thereof.

EXHIBIT "B"
"Permitted Exceptions"

1. Rights, if any, relating to the construction and maintenance in connection with any public utility of wires, poles, pipes, conduits and appurtenances thereto, on, under or across the Property;
2. General and special taxes, assessments and ad valorem taxes for the current year and thereafter falling due;
3. Any current or future building or zoning ordinances or any other law or regulation (including environmental protection laws and regulations) of any governmental authority;
4. Any state of facts which an accurate survey or an inspection of the Property would reveal, including, but not limited to, the location of boundary lines, improvements and encroachments, if any;
5. All current and previous reservations, exceptions and conveyances of oil, gas, associated hydrocarbons, minerals and mineral substances, and royalty and other minerals rights and interests of record;
6. All claims of governmental authorities in and to those portions of the Property that lie in the bed of any streams, creeks or waterways or other submerged lands or land now or formerly subject to the ebb and flow of tidal waters, or any claims of riparian rights;
7. All matters of record, outstanding easements, servitudes, rights-of-way, flowage rights, restrictions, licenses, leases, reservations, covenants, agreements, log sale agreements, timber cutting contracts, cemeteries, access rights and other rights in third parties of record or acquired through prescription, adverse possession or otherwise;
8. Any and all restrictions of use of the Property due to environmental protection laws, including, without limitation, endangered species and wetlands protection laws, rules, regulations and orders;
9. Declarations of Covenants, Conditions and Restrictions for Price Creek Farms as recorded on July 27, 2021 under Instrument Number 202112014948 in Book 1443, Page 915, in the Official Records of Columbia County, Florida, and all amendments, modifications and supplements thereto;
10. Matters shown on that certain survey of the Property prepared by Ray Daugherty Land Surveyor, Inc. dated May 18, 2021 under Job #20-4-4a, May 18, 2021 under Job #20-4-4c and May 27, 2021 under Job # 20-4-4d, as applicable;
11. Any reservations set forth in this Special Warranty Deed;
12. Lack of access;
13. All matters of public record; and
14. Those certain title defects or exceptions contained in that certain Commitment from Guardian Title & Trust, Inc. to Grantee under File No. 2022-6-10 effectively dated June 9, 2022, as may be revised.