

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 16 day of September, 2022, to be effective the 16 day of September, 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 **GEORGE KOSTELNIK, an unmarried person, DAVILSON SANDOR RODRIGUES AND NICOLE MARIE RODRIGUES**, husband and wife, all as joint tenants with full rights of survivorship, whose address is 8610 SW 61<sup>st</sup> Place, Gainesville, Florida 32608 (collectively, “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#: 13-5S-17-09221-102**

**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]

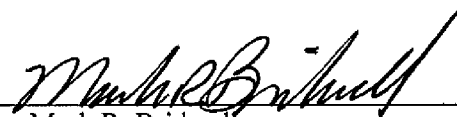
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on the day and year first above written.

Signed and sealed in the  
Presence of:

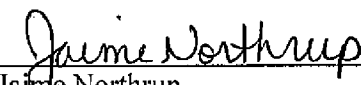
**RAYDIENT LLC DBA RAYDIENT PLACES  
+ PROPERTIES LLC**, a Delaware limited  
liability company

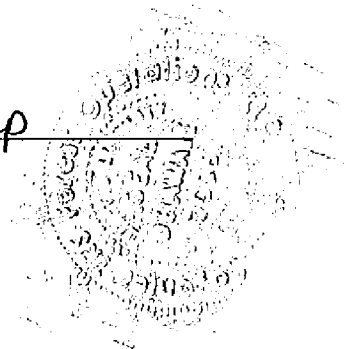
BY: Rayonier TRS Holdings Inc., a  
Delaware corporation, its managing  
member

  
\_\_\_\_\_  
Crystal L. Cook (Print)

By:   
\_\_\_\_\_  
Mark R. Bridwell  
Its: Vice President

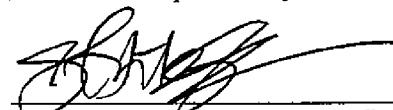
  
\_\_\_\_\_  
Sherry Faye Hutzler (Print)

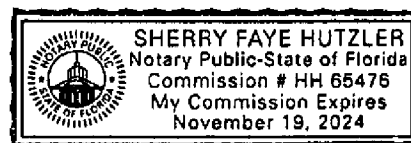
Attest:   
\_\_\_\_\_  
Jaime Northrup  
Its: Assistant Secretary



**STATE OF FLORIDA  
COUNTY OF NASSAU**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 30<sup>th</sup> day of August, 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 2:**

A parcel of land lying in the NE 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 1297.30 feet to a set 1/2" iron rod located at the Northwest corner of said NE 1/4; thence run S 00°58'03"E, along the West line of said NE 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 continue S 00°58'03"E, along the West line of said NE 1/4, for a distance of 80.34 feet to a set 1/2" iron rod located on the Southerly R/W line of said County Road 240 and being in a curve concave to the Southwest and having a radius of 5689.58 feet; thence run in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 83°32'51"E for a chord distance of 416.27 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue in a Southeasterly direction along said Southerly R/W line and along the arc of said curve as measured along a chord having a bearing of S 79°10'37"E for a chord distance of 451.51 feet to a set 1/2" iron rod; thence departing said Southerly R/W line of County Road 240, run thence S 01°02'16"E, parallel with the East line of said Section 13, for a distance of 1119.11 feet to a set 1/2" iron rod located on the South line of said NE 1/4; thence run S 87°58'56"W, along the South line of said NE 1/4, for a distance of 441.93 feet to a set 1/2" iron rod; thence run N 01°02'16"W, parallel the East line of said Section 13, for a distance of 1219.47 feet to the Point of Beginning.

Subject to a 15 foot utility easement along the Northerly 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. 2022-8-14 effectively dated August 5, 2022, as may be revised.