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This Instrument Prepared by:
Weyerhaeuser NR Company
220 Occidental Avenue South
Seattle, Washington 98104
Attention: T. Tillman
File No. T0230228904

STATE OF FLORIDA

COUNTY OF COLUMBIA

SPECIAL WARRANTY DEED

THIS INDENTURE, dated this 6th day of February, 2024 by WEYERHAEUSER NR COMPANY, a Washington corporation, authorized to do business in the state of Florida, and having a place of business at 220 Occidental Avenue South, Seattle, Washington 98104, hereinafter called the "Grantor," to BANCROFT PERFORMANCE INVESTMENTS LLC, a Michigan limited liability company, whose address is 3055 West M-21, St. Johns, Michigan 48879, hereinafter called the "Grantee":

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee that certain real property situated in Columbia County, Florida and more particularly described in **Exhibit "A"** attached hereto and made a part hereof by reference (hereinafter the "Real Property").

Being a part or portion of the property conveyed to Plum Creek Land Company from Timberlands, L.P. by deed dated December 16, 2011, recorded January 19, 2012 in the Records of Columbia County, Florida in Book 1228, Page 753. Plum Creek Land Company thereafter merged with and into Weyerhaeuser NR Company, which merger is evidenced by that Notice of Merger recorded in Book 1330, Page 495, aforesaid records.

GRANTOR HEREBY EXPRESSLY DISCLAIMS AND NEGATES ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, RELATING TO THE CONDITION, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE OF THE REAL PROPERTY, IT BEING THE INTENTION OF GRANTOR AND GRANTEE

THAT THE REAL PROPERTY BE CONVEYED "AS IS", IN ITS PRESENT CONDITION AND STATE OF REPAIR AND THAT GRANTEE HAS MADE OR CAUSED TO BE MADE SUCH INSPECTION AS IT DEEMS APPROPRIATE. TO THE FULLEST EXTENT PERMITTED BY LAW, GRANTEE, FOR ITSELF AND ITS HEIRS AND ASSIGNS, HEREBY WAIVES AND RELEASES GRANTOR FROM ANY AND ALL CONTRACTUAL, STATUTORY, COMMON LAW, AND/OR OTHER LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION, KNOWN OR UNKNOWN, THAT GRANTEE OR ITS HEIRS AND ASSIGNS MAY BE ENTITLED TO ASSERT AGAINST GRANTOR ARISING IN WHOLE OR IN PART OF, OR RELATING OR CONNECTED IN ANY WAY TO, THE CONDITION OF THE REAL PROPERTY INCLUDING, BUT NOT LIMITED TO ANY SUCH LIABILITIES, OBLIGATIONS, CLAIMS OR CAUSES OF ACTION BASED IN WHOLE OR IN PART UPON ANY APPLICABLE FEDERAL, STATE OR LOCAL ENVIRONMENTAL LAW, RULE OR REGULATION OR THE ENVIRONMENTAL CONDITION OF THE REAL PROPERTY.

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

AND the Grantor hereby covenants with Grantee that it is lawfully seized of the property in fee simple; that it has good right and lawful authority to sell and convey the property; that it hereby fully warrants the title to the property and will defend the same against the lawful claims of all persons owning, holding, or claiming by, through or under Grantor; and that the property is free of all encumbrances done or suffered by Grantor; provided, however, that this conveyance is made subject to and there are hereby excepted from the covenants and warranties hereinabove set forth, the matters set forth in **Exhibit "B"** attached hereto and made a part hereof.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE.]

IN WITNESS WHEREOF, Grantor has signed and sealed this deed, the day and year written below.

Signed, sealed and delivered in the presence of FIRST WITNESS:

WEYERHAEUSER NR COMPANY,
a Washington corporation

Corinne Eng
Name: Corinne Eng
220 Occidental Ave S, Seattle WA

By: Diane M. Meyers
Name: Diane M. Meyers
Title: Vice President

SECOND WITNESS:

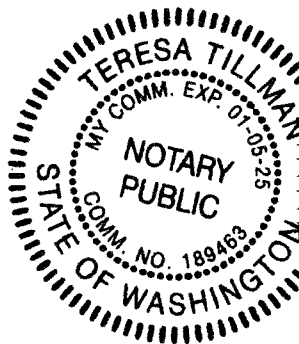
Rosemary Boelens
Name: Rosemary Boelens
220 Occidental Ave S, Seattle WA



ACKNOWLEDGEMENT

STATE OF WASHINGTON)
)ss
COUNTY OF KING)

On this 6th day of February, 2024 I certify that I know or have satisfactory evidence that Diane M. Meyers is the person who appeared before me by means of ☒ physical presence or ☐ online notarization, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Vice President of Weyerhaeuser NR Company, a Washington corporation, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.



Teresa Tillman
Notary Public in and for the State of Washington
Residing in King County
My Commission Expires: January 05, 2025
Printed Name: Teresa Tillman

EXHIBIT A

LEGAL DESCRIPTION
Columbia County, Florida

Site:

A parcel of land, being a portion of the Southeast 1/4 of Section 31 and the Southwest 1/4 of Section 32, Township 3 South, Range 18 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 3 South, Range 18 East, Columbia County, Florida; thence on the East line of said Section 31, N 00°25'36" W, a distance of 2084.88 feet to the Point of Beginning; thence departing said East line, S 89°20'02" W, a distance of 175.81 feet; thence S 00°39'58" E, a distance of 275.49 feet to the beginning of a curve, concave Northwest, having a radius of 260.00 feet and a central angle of 39°48'47"; thence on the arc of said curve a distance of 180.67 feet said arc being subtended by a chord which bears S 19°14'25" W, a distance of 177.05 feet to curves end; thence S 39°08'49" W, a distance of 180.51 feet to the beginning of a curve, concave Northwest, having a radius of 260.00 feet and a central angle of 49°52'40"; thence on the arc of said curve a distance of 226.34 feet said arc being subtended by a chord which bears S 64°05'08" W, a distance of 219.26 feet to curves end; thence S 89°01'28" W, a distance of 587.02 feet; thence N 36°08'05" W, a distance of 35.77 feet to the beginning of a curve, concave Northeast, having a radius of 265.00 feet and a central angle of 10°46'16"; thence on the arc of said curve a distance of 49.82 feet said arc being subtended by a chord which bears N 30°44'57" W, a distance of 49.74 feet to curves end; thence N 25°21'49" W, a distance of 545.75 feet to the beginning of a curve, concave Northeast, having a radius of 265.00 feet and a central angle of 24°41'51"; thence on the arc of said curve a distance of 114.23 feet said arc being subtended by a chord which bears N 13°00'54" W, a distance of 113.35 feet to curves end; thence N 00°39'58" W, a distance of 64.48 feet; thence N 34°12'12" E, a distance of 41.58 feet; thence N 89°20'02" E, a distance of 2611.50 feet to a point on the Proposed West Right of Way line of Tyre Road (a county maintained graded dirt road); thence on said Proposed West Right of Way line of Tyre Road, S 20°19'44" E, a distance of 106.19 feet; thence departing said Proposed West Right of Way line, S 89°20'02" W, a distance of 1236.05 feet to the Point of Beginning.

Subject to the following drainage and access easement for the benefit of Columbia County as follows:

Parcel 1:

A parcel of land, being a portion of the Southwest 1/4 of Section 32, Township 3 South, Range 18 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the Southwest corner of Section 32, Township 3 South, Range 18 East, Columbia County, Florida; thence on the West line of said Section 32, N 00°25'36" W, a distance of 2084.88 feet; thence departing said West line, N 89°20'02" E, a distance of 139.09 feet to the Point of Beginning; thence N 00°39'58" W, a distance of 59.98 feet; thence N 45°17'17" W, a distance of 56.23 feet; thence N 89°20'02" E, a distance of 1100.73 feet to a point on the Proposed West Right of Way line of Tyre Road (a county maintained graded dirt road); thence on said Proposed West Right of Way line of Tyre Road, S 20°19'44" E, a distance of 21.24 feet; thence departing said Proposed West Right of Way line, S 89°20'02" W, a distance of 878.96 feet; thence S 44°20'02" W, a distance of 28.28 feet; thence S 00°39'58" E, a distance of 60.00 feet; thence S 89°20'02" W, a distance of 169.42 feet to the Point of Beginning, and

Parcel 2:

A parcel of land, being a portion of the Southeast 1/4 of Section 31, Township 3 South, Range 18 East, Columbia County, Florida, and being more particularly described as follows:

Commence at the Southeast corner of Section 31, Township 3 South, Range 18 East, Columbia County, Florida; thence on the East line of said Section 31, N 00°25'36" W, a distance of 2084.88 feet; thence departing said East line, S 89°20'02" W, a distance of 175.81 feet to the Point of Beginning; thence S 00°39'58" E, a distance of 275.49 feet to the beginning of a curve, concave Northwest, having a radius of 260.00 feet and a central angle of 39°48'47"; thence on the arc of said curve a distance of 180.67 feet said arc being subtended by a chord which bears S 19°14'25" W, a distance of 177.05 feet to curves end; thence S 39°08'49" W, a distance of 180.51 feet to the beginning of a curve, concave Northwest, having a radius of 260.00 feet and a central angle of 49°52'40"; thence on the arc of said curve a distance of 226.34 feet said arc being subtended by a chord which bears S 64°05'08" W, a distance of 219.26 feet to curves end; thence S 89°01'28" W, a distance of 587.02 feet; thence N 36°08'05" W, a distance of 35.77 feet to the beginning of a curve, concave Northeast, having a radius of 265.00 feet and a central angle of 10°20'19"; thence on the arc of said curve a distance of 47.82 feet said arc being subtended by a chord which bears N 30°57'55" W, a distance of 47.75 feet; thence S 37°02'58" E, a distance of 56.42 feet; thence N 89°01'28" E, a distance of 605.60 feet to the beginning of a curve, concave Northwest, having a radius of 215.00 feet and a central angle of 49°52'40"; thence on the arc of said curve a distance of 187.16 feet said arc being subtended by a chord which bears N 64°05'08" E, a distance of 181.31 feet to curves end; thence N 39°08'49" E, a distance of 191.26 feet to the beginning of a curve, concave Northwest, having a radius of 233.00 feet and a central angle of 39°48'47"; thence on the arc of said curve a distance of 61.90 feet said arc being subtended by a chord which bears N 19°14'25" E, a distance of 158.67 feet to curves end; thence N 00°39'58" W, a distance of 275.67 feet; thence N 89°20'02" E, a distance of 26.50 feet to the Point of Beginning.

EXHIBIT B

PERMITTED EXCEPTIONS

- a) Liens for taxes, assessments and other governmental charges which are not yet due and payable as of the date hereof.
- b) All land use (including environmental and wetlands), building and zoning laws, regulations, codes and ordinances affecting the Real Property.
- c) Any rights of the United States of America, the State of Florida or others in the use and continuous flow of any brooks, streams or other natural water courses or water bodies within, crossing or abutting the Real Property, including, without limitation, riparian rights and navigational servitudes.
- d) Title to that portion of the Real Property, if any, lying below the mean high water mark (as such mean high water mark may change from time to time) of abutting tidal waters.
- e) All easements, rights-of-way, licenses and other encumbrances and exceptions of record except for (x) any mortgage or liens created or suffered by Grantor; and (y) any exceptions that are the subject of a Buyer objection which Grantor agrees to remove or cure.
- f) All existing public and private roads and streets and all railroad and utility lines, pipelines, service lines and facilities; liens for taxes, assessments and other governmental charges which are not yet due and payable.
- g) All encroachments, overlaps, boundary line disputes, shortages in area, parties in possession, cemeteries and burial grounds and other matters not of record which would be disclosed by an accurate survey or inspection of the Real Property.
- h) Any loss or claim due to lack of access to any portion of the Real Property.
- i) Any loss or claim due to any indefiniteness or uncertainty in the legal description of the Real Property.
- j) The Master Declaration of Covenants, Conditions, Easements, and Restrictions for North Florida Mega Industrial Park recorded in Official Records Book 1504, Page 2527, public records of Columbia County, Florida.
- k) Prior reservations or conveyance of mineral rights or mineral leases of every kind and character.