

WARRANTY DEED

This Warranty Deed made and executed the 28th day of March A.D. 2012, by SUBRANDY LIMITED PARTNERSHIP, a Florida limited partnership, hereinafter called the grantor, to WILLIAM N. BATTE AND STEFANIE H. BATTE, his wife, Whose post office address is 232 NW Lake Valley Terrace, Lake City, FL 32055, hereinafter called the grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth: That the grantor, for the consideration of the sum of \$ 10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Columbia County, Florida, viz

TOWNSHIP 4 SOUTH, RANGE 15 EAST, SECTION 36

PARCEL 5: THE SE 1/4 OF THE SW 1/4 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, CONTAINING 10.04 ACRES MORE OR LESS. SUBJECT TO POWER LINE EASEMENT. SUBJECT TO INGRESS EGRESS EASEMENT OVER AND ACROSS THE NORTH 35 FEET THEREOF. SUBJECT TO DEED RESTRICTIONS RECORDED IN O.R. BOOK 0981, PAGES 1192-1198, COLUMBIA COUNTY, FLORIDA.

GRANTOR GRANTS TO GRANTEE A PERPETUAL NON-EXCLUSIVE INGRESS EGRESS EASEMENT OVER AND ACROSS THE E 35 feet of the W 1/2 of NW 1/4 of NW 1/4; W 35 feet of E 1/2 of NW 1/4 of NW 1/4; E 35 feet of the NW 1/4 of SW 1/4 of NW 1/4 and a 35 foot square in the NE corner of SW 1/4 of SW 1/4 of NW 1/4; the W 35 feet and S 35 feet of NE 1/4 of SW 1/4 of NW 1/4; the N 35 feet of SE 1/4 of SW 1/4 of NW 1/4; the S 35 feet of NW 1/4 of SE 1/4 of NW 1/4; the N 35 feet of SW 1/4 of SE 1/4 of NW 1/4; a 35 foot square in the SW corner of NE 1/4 of SE 1/4 of the NW 1/4; a 35 foot square in the NW corner of SE 1/4 of the SE 1/4 of the NW 1/4.

OWNERSHIP IS SUBJECT TO MEMBERSHIP IN SOUTHWEST ESTATES HOMEOWNERS ASSOCIATION, INC.

Buyer acknowledges receipt of information regarding Southwest Estates Homeowners Association, Inc. and the fact that the roads are private.

Together with all the tenements, hereditaments and appurtenances thereto belong or in any-wise 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 said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2011.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Nanci Brinkley
Witness: Nanci Brinkley
Shirley Hitson
Witness: Shirley Hitson

Bradley N. Dicks L.S.
Bradley N. Dicks, General Partner
Subrandy Limited Partnership

State of Florida
County of Columbia

Inst: 201212005712 Date: 4/12/2012 Time: 2:58 PM
Doc Stamp-Deed: 321.30
DC: P. DeWitt Cason, Columbia County Page 1 of 1 B: 1233 P: 192

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Bradley N. Dicks, who is personally known to me to be the person described in and who executed the foregoing instrument, who was not required to furnish identification, and he acknowledged before me that he executed the same and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this 28th day of March, A.D. 2012

Nanci Brinkley
Notary Public, State of Florida

This instrument prepared by: Bradley N. Dicks
Address: P.O. Box 513 Lake City, FL 32056

