

Prepared by and return to:

Gregory Q. Clark, Esq.
Coleman Talley LLP
910 N Patterson Street
Valdosta, Georgia 31601

Inst: 201612011050 Date: 07/01/2016 Time: 2:54PM
Page 1 of 3 B: 1317 P: 2587, P.DeWitt Cason, Clerk of Court
Columbia, County, By: KV
Deputy ClerkDoc Stamp-Deed: 1050.00

(Space Above This Line for Recording Data)

QUIT CLAIM DEED

THIS QUIT CLAIM DEED, executed this 22 day of June, 2016, by **TRC-SPE, LLC**, a Florida limited liability company, whose address is 125 Kingston Drive, Suite 107, Chapel Hill, North Carolina 27514, party of the first part ("Grantor") to **BLANCHE HOTEL REDEVELOPMENT, LLC**, a Florida limited liability company, whose address is 1709A Gornito Road, PMB #343, Valdosta, Georgia 31601, party of the second part ("Grantee") (the terms "Grantor" and "Grantee" shall include all genders, plural and singular, and their respective successors, heirs, devisees, and assigns where the context requires or permits).

WITNESSETH, that the said Grantor, for and in consideration of the sum of \$10.00, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claims unto the said Grantee forever, all its right, title, interest, claim and demand which the said Grantor may have in and to the following described parcel of land situate, lying and being in Lake City, Columbia County, Florida, to wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the same together with all and singular appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit, and behalf of the Grantee forever.

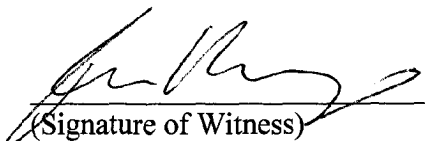
Grantor represents and covenants that no part of the land, or of any adjacent land, constitutes its homestead under the constitution and statutes of the State of Florida.

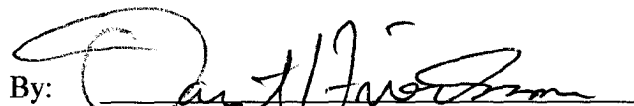
IN WITNESS WHEREOF, Grantor has hereunto caused this Quitclaim Deed to be executed under seal the day and year first above written.

GRANTOR:

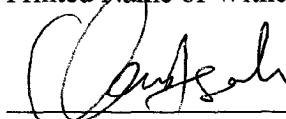
Signed, sealed and delivered
in our presence:

TRC-SPE, LLC,
a Florida limited liability company


(Signature of Witness)

By: 
Daniel J. Friedman, Manager

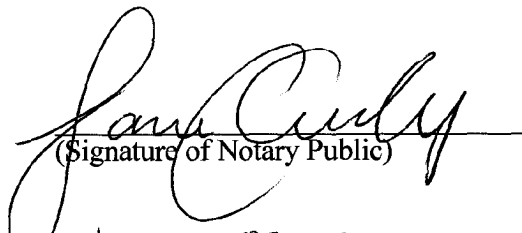
Roberto Montenegro
Printed Name of Witness


(Signature of Witness)

Daniel Vign
Printed Name of Witness

STATE OF North Carolina
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 22 day of June, 2016, by Daniel J. Friedman who is (☒) personally known to me or (☐) has presented _____ as identification, and who did take an oath.


(Signature of Notary Public)
Jamie Osterberg
Printed Name of Notary Public

My commission expires: 10/20/2020

(Notary Seal)

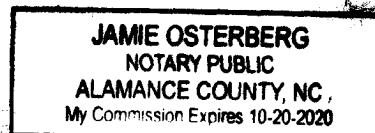


EXHIBIT "A"

ALL OF BLOCK 14, CENTRAL DIVISION, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA. SAID PROPERTY ALSO BEING DESCRIBED AS FOLLOWS:

ALL THAT TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN SECTION 32, TOWNSHIP 3 SOUTH, RANGE 17 EAST, CITY OF LAKE CITY, COLUMBIA COUNTY, FLORIDA, BEING ALL OF BLOCK 14 OF THE CENTRAL DIVISION OF SAID LAKE CITY CONTAINING 0.966 ACRES AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A NAIL AND DISC "LB NO. 7042" FOUND MARKING THE NORTHEAST CORNER OF SAID BLOCK 14 AND THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY (R/W) MARGIN OF N. MARION AVENUE - U.S. HIGHWAY 441 (SAID ROAD HAVING A 57' +/- MAINTAINED R/W) WITH THE SOUTHERLY R/W MARGIN OF NE VETERANS STREET (SAID ROAD HAVING A 32' +/- MAINTAINED R/W) AND THENCE PROCEED ALONG SAID WESTERLY R/W MARGIN SOUTH 01 DEGREE 29 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 213.20 FEET TO A NAIL AND DISC "LB NO. 7042" FOUND MARKING THE SOUTHEAST CORNER OF SAID BLOCK 14 AND THE INTERSECTION OF SAID WESTERLY R/W MARGIN WITH THE NORTHERLY R/W MARGIN OF NW MADISON STREET (SAID ROAD HAVING A 43' +/- MAINTAINED R/W); THENCE PROCEED ALONG SAID NORTHERLY R/W MARGIN SOUTH 88 DEGREES 31 MINUTES 41 SECONDS WEST FOR A DISTANCE OF 196.34 FEET TO A NAIL AND DISC "LB NO. 7042" FOUND MARKING THE SOUTHWEST CORNER OF SAID BLOCK 14 AND THE INTERSECTION OF SAID NORTHERLY R/W MARGIN WITH THE EASTERLY R/W MARGIN OF NW COLUMBIA AVENUE (SAID ROAD HAVING A 30' +/- MAINTAINED R/W); THENCE PROCEED ALONG SAID EASTERLY R/W MARGIN NORTH 02 DEGREES 07 MINUTES 16 SECONDS WEST FOR A DISTANCE OF 212.91 FEET TO A NAIL AND DISC "LB NO. 7042" FOUND MARKING THE NORTHWEST CORNER OF SAID BLOCK 14 AND THE INTERSECTION OF SAID EASTERLY R/W MARGIN WITH THE SOUTHERLY R/W MARGIN NE VETERANS STREET (SAID ROAD HAVING A 32' +/- MAINTAINED R/W); THENCE PROCEED ALONG SAID SOUTHERLY R/W MARGIN NORTH 88 DEGREES 26 MINUTES 30 SECONDS EAST FOR A DISTANCE OF 198.65 FEET TO THE POINT OF BEGINNING.