

PREPARED BY:

**ANDREW SHIPP, ESQ.
RAYONIER INC. – LAW DEPT.
1 RAYONIER WAY
WILDLIGHT, FL 32097**

RETURN TO:

**TIMOTHY P. KELLY PA
1016 LASALLE STREET #2
JACKSONVILLE, FL 32207**

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

SPECIAL WARRANTY DEED

(Florida Property)

THIS SPECIAL WARRANTY DEED is made this 6 day of February, 2025, 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 **ANNA SMITH**, whose address is 5745 SW 75th Street, Gainesville, Florida 32608 (“Grantee”) (the words “Grantor” and “Grantee” to include any respective heirs, successors and assigns where the context requires or permits).

W I T N E S S E T H:

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#: 31-2S-17-04804-107

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.

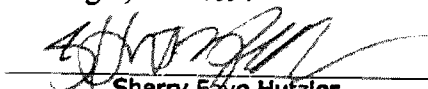
Signed and sealed in the
Presence of:

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



Crystal L. Cook (Print)

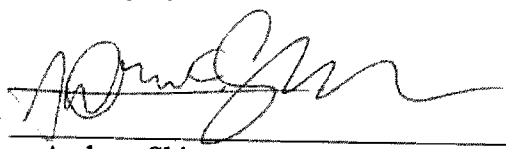
1 Rayonier Way
Wildlight, FL 32097



Sherry Faye Hutzler (Print)

1 Rayonier Way
Wildlight, FL 32097

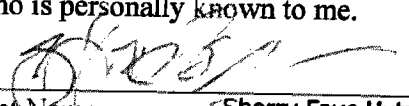
STATE OF FLORIDA
COUNTY OF NASSAU

By: 

Andrew Shipp
Its: Vice President



The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of FEBRUARY, 2025, by Andrew Shipp, Vice President of RAYDIENT LLC DBA RAYDIENT PLACES + PROPERTIES LLC, a Delaware limited liability company, on behalf of the company, who is personally known to me.



Print Name Sherry Faye Hutzler
NOTARY PUBLIC, State of Florida
Commission # _____
My Commission Expires: _____

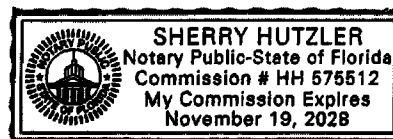


EXHIBIT "A"

"Description of Property"

LOT 7

A parcel of land lying in the NW 1/4 of the NW 1/4 of Section 31, Township 2 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 Southwest corner of the SW 1/4 of the SW 1/4 of Section 30, Township 2 South, Range 17 East and also being the Northwest corner of the NW 1/4 of the NW 1/4 of Section 31, Township 2 South, Range 17 East and also being the Northeast corner of the NE 1/4 of the NE 1/4 of Section 36, Township 2 South, Range 16 East and run N 00°33'49"W, along the West line of SW 1/4 of SW 1/4 of Section 30, Township 2 South, Range 17 East, for a distance of 120.87 feet to a set 1/2" iron rod located on the Southeasterly R/W line of County Road 131 also known as Falling Creek Road (100' R/W); thence run S 31°27'22"W, along said Southeasterly R/W line of Falling Creek Road, for a distance of 131.51 feet to a set 1/2" iron rod located at the intersection of the Northerly R/W line of N.W. Mickler Glen (60' R/W - county maintained road); thence continue S 31°27'22"W, along said Southeasterly R/W line of Falling Creek Road, for a distance of 65.50 feet to a set 1/2" iron rod located at the intersection of the Southerly R/W line of N.W. Mickler Glen; thence run S 82°12'05"E, along said Southerly R/W line of N.W. Mickler Glen, for a distance of 458.99 feet to a set 1/2" iron rod; thence run S 82°10'01"E, continuing along said Southerly R/W line of N.W. Mickler Glen, for a distance of 460.27 feet to a set 1/2" iron rod for the Point of Beginning. From the Point of Beginning thus described continue S 82°10'01"E, along said Southerly R/W line of N.W. Mickler Glen, for a distance of 112.08 feet to a set 1/2" iron rod; thence run S 84°57'06"E, continuing along said Southerly R/W line of N.W. Mickler Glen, for a distance of 363.65 feet to a set 1/2" iron rod; thence run S 00°35'20"E, along the Westerly R/W line of said N.W. Mickler Glen, for a distance of 55.03 feet to a set 1/2" iron rod; thence run N 89°24'40"E, along said Southerly R/W line of N.W. Mickler Glen, for a distance of 60.00 feet to a set 1/2" iron rod located on the East line of NW 1/4 of NW 1/4 of Section 31, Township 2 South, Range 17 East; thence departing said Southerly R/W line of N.W. Mickler Glen, run S 00°35'20"E, along the East line of NW 1/4 of NW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 1014.16 feet to a set 1/2" iron rod located at the Southeast corner of NW 1/4 of NW 1/4 of Section 31, Township 2 South, Range 17 East; thence run S 88°18'21"W, along the South line of NW 1/4 of NW 1/4 of Section 31, Township 2 South, Range 17 East, for a distance of 529.81 feet to a set 1/2" iron rod; thence run N 00°44'35"W for a distance of 316.19 feet to a set 1/2" iron rod; thence continue N 00°44'35"W for a distance of 363.02 feet to a set 1/2" iron rod; thence continue N 00°44'35"W for a distance of 452.34 feet to the Point of Beginning.

Subject to any covenants, easements and/or restrictions of record.

The above described parcel being a portion of those certain lands as described and recorded in Official Records Book 1418, Pages 678-683 of the public records of Columbia County, Florida.

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, but not limited to, 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, coal, sand, gravel, precious metals and other 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 outstanding easements, encroachments, 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. Declaration of Covenants, Conditions and Restrictions for Falling Creek Farms as recorded on December 18, 2020 under Instrument Number 202012021406, 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 December 22, 2020 under Job #20-4-5;
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 waived or accepted by Grantee as contained in the Title Commitment from Old Republic National Title Insurance Company to Grantee under Commitment No.1599254, effectively dated January 8, 2025, as may be revised.