

Prepared By and Return To:
Manausa Law Firm, P.A.
1701 Hermitage Boulevard, Suite 100
Tallahassee, FL 32308

File No. 18-1855ARB

Property Appraiser's Parcel I.D. (folio) Number(s)
25-3S-16-02277-101

Inst: 201812007063 Date: 04/11/2018 Time: 11:00AM
Page 1 of 3 B: 1357 P: 1514, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 2100.00

WARRANTY DEED

THIS WARRANTY DEED dated March 30, 2018, by Mayo Fertilizer, Inc., a Florida corporation, whose post office address is 413 McCloskey Ave., Lake City, Florida 32055, hereinafter called the grantor, to Anderson Columbia Co., Inc., a Florida corporation, whose post office address is P.O. Box 1829, 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 corporations)

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

See Exhibit "A" attached hereto and made a part hereof.

Subject to easements, restrictions, reservations and limitations of record, if any.

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 to 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, 2017.

WARRANTY DEED
(Continued)

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Ashley Cordner
(Witness Signature)

Ashley Cordner

Angela S. Jackson
(Witness Signature)

Angela S. Jackson

Mayo Fertilizer, Inc.

Brian Leathers
By: Brian Leathers
Its: Chief Financial Officer

413 McCloskey Ave.

(Address)

Lake City, Florida 32055

(Address)

STATE OF Florida
COUNTY OF Columbia

The foregoing instrument was acknowledged before me this 29 day of March, 2018 by Brian Leathers, as Chief Financial Officer of Mayo Fertilizer, Inc., who is personally known to me or who has produced _____ as identification.

Melinda Lewis
Notary Public

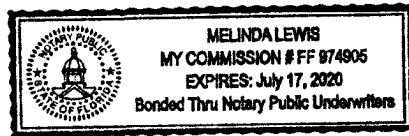


Exhibit "A"

PARCEL A

BEGIN at the intersection of the North Right-of-Way line of Seaboard Coastline Railroad and the West line of the Northeast 1/4 of the Southwest 1/4 of Section 25, Township 3 South, Range 16 East, Columbia County, Florida and run North 47°01'24" East a distance of 252.76 feet; thence North 32°40'42" West a distance of 177.48 feet; thence North 56°53'21" East a distance of 414.62 feet; thence North 66°44'20" East a distance of 628.50 feet to a point on a curve concave to the Southeast having a radius of 1382.39 feet, a central angle of 13°47'44", a chord bearing of North 37°32'06" East, a chord distance of 332.04 feet; thence Northeasterly along the arc of said curve a distance of 332.85 feet to the point of tangency of said curve; thence North 44°25'58" East a distance of 233.16 feet; thence South 54°39'47" East a distance of 213.86 feet; thence South 83°05'03" East a distance of 51.69 feet; thence South 05°54'29" West a distance of 1256.71 feet to a point on the Northerly Right-of-Way line of C.S.X. Transportation Railroad; thence North 87°56'35" West along said Northerly Right-of-Way line of C.S.X. Transportation Railroad a distance of 1473.48 feet to a point on the West line of the Northeast 1/4 of the Southwest 1/4 of Section 25; thence North 01°51'23" West along said West line of the Northeast 1/4 of the Southwest 1/4 of Section 25 a distance of 100.83 feet to the POINT OF BEGINNING.