

This instrument prepared by:

John F. Hotte, Esq.
KRINZMAN, HUSS & LUBETSKY, LLP
100 Southeast 6th Street – Suite 1430
Fort Lauderdale, Florida 33301

Inst: 201812007352 Date: 04/16/2018 Time: 9:44AM
Page 1 of 2 B: 1357 P: 2345, P.DeWitt Cason, Clerk of Court
Columbia, County, By: BD
Deputy ClerkDoc Stamp-Deed: 4900.00

Folio No. 35-3S-16-02524-008

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 29 day of March, 2018, by and between GWC Development Partners, LLC, a Florida limited liability company, ("Grantor") having an address of 2682 W Noegel Road, Lake City, Florida 32055, and **Z & S Gateway Crossing, LLC, a Florida limited liability company** ("Grantee"), having an address of 7111 Harwin Drive, Suite 285, Houston, Texas 77036.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained and sold to Grantee, and Grantees' successors and assigns forever, the following described property located in Columbia County, Florida:

***Lot 8, Gateway Crossing, according to the Plat thereof, as recorded in
Plat Book 9, Page 114, of the Public Records of Columbia County, Florida***

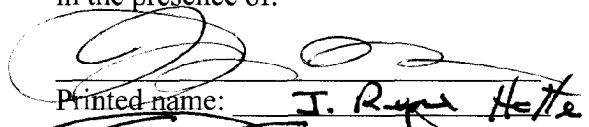
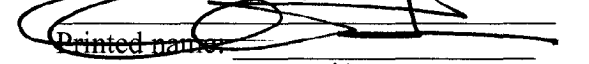
Subject to: (1) taxes and assessments for the year 2018 and subsequent years; (2) existing zoning and governmental regulations; (3) easements, covenants, declarations, restrictions and other conditions of record (without reimposing the same by this recitation); and (4) matters appearing on the Plat.

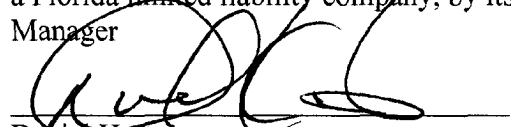
And Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons claiming by, through or under Grantor but against none other.

IN WITNESS WHEREOF, Grantor has hereunto set her hands and seals the day and year first above written.

Signed, sealed and delivered in the presence of:

GWC DEVELOPMENT PARTNERS, LLC, a Florida limited liability company, by its Manager

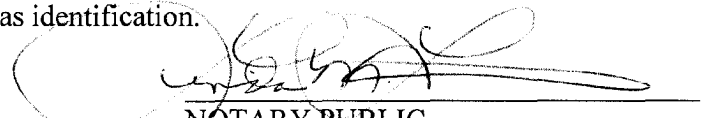

Printed name: J. Ryan Hotte

Printed name: _____


Daniel Hotte

JOHN F. HOTTE
STATE OF FLORIDA)
COUNTY OF BROWARD)

THE FOREGOING INSTRUMENT was acknowledged before me this 29 day of March, 2018, by Daniel Hotte, as Manager of GWC Development Partners, LLC, a Florida limited liability company under the authority vested in him. He is X personally known to me or _____ has presented a driver's license as identification.

My Commission expires:


NOTARY PUBLIC
Name of Notary: Linda M. Lacertosa

