

HFD/lss
1803.02-14-055
3/20/2014

REC. 27.00
DOC. 1260.00
INT. _____
INDEX _____
CONSIDERATION 180,000.00

This instrument prepared by
Herbert F. Darby
Darby Peele Crapps Green & Stadler, LLP
Attorneys at Law
Post Office Drawer 1707
Lake City, Florida 32056-1707

Inst:201412004811 Date:4/3/2014 Time:2:49 PM
Doc Stamp-Deed:1260.00
DC,P.DeWitt Cason,Columbia County Page 1 of 3 B.1272 P.426

WARRANTY DEED

THIS WARRANTY DEED made this 29th day of March, 2014, by
WILLIAM D. EPPERSON, a single person not residing on the property, but whose
mailing address is 205 North 15th Street, Haines City, Florida 33844, hereinafter called
the Grantor, to JCP-VYP, LLC., a Florida limited liability company, whose post office
address is 7585 216th Street, O'Brien, Florida 32071, hereinafter called the Grantee:

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN AND NO/100
(\$10.00) DOLLARS 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:

Lots Numbers 2, 3, 4, and 5 of Block A of WESTWOOD PARK, SECTION A, a
Subdivision embracing a part of the SW 1/4 of the SE 1/4 of Section 36,
Township 3 South, Range 16 East, in Columbia County, Florida, according to
Map of same by C. W. Brown and W. W. Nihiser, Surveyors, dated June 8,
1926, and filed in the Office of the Clerk of Circuit Court, Columbia County,
Florida, on July 6, 1926, in Columbia County, Florida. LESS AND EXCEPT that
portion heretofore acquired by the State of Florida for road right-of-ways.

This deed is given to and accepted by Grantee subject to all restrictions,
reservations, easements, and limitations of record, if any, and all zoning and land

use rules and regulations, but this shall not serve to reimpose the same.

Identified on the Tax Roll as Parcel Number: 36-3S-16-02631-000

N. B. Grantor hereby warrants that neither the subject property nor any contiguous property was ever utilized by him or any member of his family as their homestead.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise 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 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, 2013.

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:

① Mary A Miller
Witness
✓ MARY A. MILLER
(Print/type name)

William D Epperson (SEAL)
WILLIAM D. EPPERSON

② Greg Harris
Witness
✓ Greg Harris
(Print/type name)

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this 29th day of
March, 2014, by WILLIAM D. EPPERSON, who is personally known to me.



Crystal C. King
Notary Public, State of Florida
CRYSTAL C. KING
(Print/type name)

(NOTARIAL
SEAL)

My Commission Expires: