

Prepared by:
Michael H. Harrell
Abstract & Title Services, Inc.
111 East Howard Street
Live Oak, Florida 32064

Inst: 201612008372 Date: 5/18/2016 Time: 12:45 PM
Doc Stamp-Deed: 70.00
DC, P.DeWitt Cason, Columbia County Page 1 of 3 B:1315 P:513

ATS# 1-38045

Special Warranty Deed

THIS WARRANTY DEED made the 16th day of May 2016, by First Federal Bank of Florida, hereinafter called the grantor, whose address is 4705 W US 90, Lake City, Florida 32055, to David Matthew Winsberg, whose post office address is P.O. Box 2815, Lake City, Florida 32056, 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 corporation)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 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: Tax ID# R11602-002 & 11642-000

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

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 the Grantor does hereby covenant with Grantee that, except as above noted that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of said property. The Grantees has inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied made by Grantor but on their own judgment.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.
Signed, sealed and delivered in our presence:

Stacy Gambel
Witness:
Stacy Gambel
Printed Name:

First Federal Bank of Florida

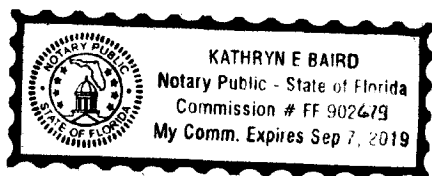
BY: Pam Hitt
Pam Hitt, Senior Executive Vice President

Kathryn E. Baird
Witness:
KATHRYN E. BAIRD
Printed Name:

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this 16th day of May, 2016, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared PAM HITT, AS SENIOR EXECUTIVE VICE PRESIDENT OF FIRST FEDERAL BANK OF FLORIDA, to me known to be the person described in and who executed the foregoing instrument and acknowledged before me that she executed the same. Witness my hand and official seal in the County and State aforesaid this 16th day of May, 2016.

Notary Seal



Kathryn E. Baird
Notary Public
My Commission Expires: 9-7-2019

10. Affiant(s) further state that they are each familiar with the nature of an oath; and with the penalties as provided by the laws of the State aforesaid for falsely swearing to statements made in an instrument of this nature, or have heard read to them, the full facts of this affidavit, and understand its context.

First Federal Bank of Florida

BY: Pam Hitt

Pam Hitt, Senior Executive Vice President

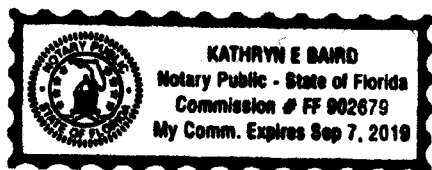
STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me this 16th day of May, 2016, by Pam Hitt, as Senior Executive Vice President of First Federal Bank of Florida, personally known to me or, if not personally known to me, who produced driver's licenses for identification and who did not take an oath.

(SEAL)

Kathryn E Baird
NOTARY PUBLIC

My Commission Expires: 9-7-2019



ATS# 38045

EXHIBIT "A"

PARCEL ONE: The East 1/2 of the East 1/2 of the SW 1/4 of the NE 1/4 of Section 30, Township 3 South, Range 17 East, Columbia County, Florida.

LESS AND EXCEPT: Block 70 and Right-of-Way for Fronnie Street (now known as NW Early Street).

PARCEL TWO: A parcel of land particularly described as follows: Begin at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida; run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 238.90 feet; thence S 02 degrees 26 minutes 28 seconds W, 331.85 feet; thence S 89 degrees 02 minutes 37 seconds W, 214.94 feet to the West line of said Block "O", Northwestern Division; thence N 01 degrees 40 minutes 48 seconds W, 336.23 feet to the POINT OF BEGINNING. PARCEL THREE: A parcel of land particularly described as follows: Commence at the NW corner of West 1/2 of Block "O" Northwestern Division, City of Lake City, Florida run thence S 89 degrees 46 minutes 26 seconds E, along the North line of said Block "O" Northwestern Division, 288.94 feet to the POINT OF BEGINNING; thence S 89 degrees 46 minutes 26 seconds E, still along the said North line of Block "O" Northwestern Division 109.89 feet; thence S 02 degrees 26 minutes 28 seconds W, 356.89 feet; thence S 89 degrees 02 minutes 37 seconds W, 110.00 feet; thence N 02 degrees 26 minutes 28 seconds E, 359.16 feet to the POINT OF BEGINNING.

LESS AND EXCEPT: Commence at the Southeast corner of the W 1/2 of Block "O" Northwestern Division of Lake City, Florida, and run thence South 90 degrees 25 minutes W, 235.0 feet along the South boundary line of the W 1/2 of Block "O" for a POINT OF BEGINNING; run thence South 88 degrees 25 minutes W, 33.0 feet along the South boundary line of said W 1/2 of Block "O", run thence North 01 degrees 40 minutes 40 seconds E, 417.29 feet to the North boundary line of the W 1/2 of Block "O", run thence North 88 degrees 55 minutes E, 33.0 feet along said North boundary line of the W 1/2 of Block "O", run thence South 1 degree 40 minutes 40 seconds W, 417.29 feet to the South boundary line of the W 1/2 of Block "O" and the POINT OF BEGINNING.