

✓
SCRUGGS & CARMICHAEL, PA
2234 NW 20TH TERR
STE B
GAINESVILLE, FL 32605

Prepared by and return to:

Jonathan M. Turner
Attorney at Law
Scruggs & Carmichael, P.A.
2234 N.W. 40th Terrace, Suite B
Gainesville, FL 32605
PAD: 16-1251

Sales price - \$1,855,834.75

Recording Fee - \$35.50

12 991.30

[Space Above This Line For Recording Data]

13 026.80

Warranty Deed

This Warranty Deed made this 21st day of July, 2016 between

Whitehurst Cattle Co., a Florida corporation,

whose address(es) is(are): 20551 N.E. 75th Street, Williston, FL 32696, Grantor, and

Hudson Food Stores, Inc., a Florida corporation,

whose address(es) is(are): 964.07 Acres, Levy County, FL, Grantee:

(Whenever 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, trusts and trustees)

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Levy County Florida to-wit:

Parcel 1:

Section 21, Township 13 South, Range 15 East:

All that part lying North and East of Levy County Road 336, less the West 100 feet; less the NE 1/4 of the NE 1/4; and less the following parcel:

(Tract 6):

Part of Section 21, Township 13 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Beginning at an Found Iron Pipe ID #6487 (FIP) at the NW Corner of the parcel described in O.R. Book 564, Page 828, Levy County Records (LCR), thence S 01°36'18" W along the West line thereof, 1320.52 feet to a FIP; thence continue S 01°36'18" W a distance of 375.50 feet to an iron rod ID #2548 to the Easterly line of a 60.00 foot wide easement; thence Northwesterly along the said East line through the following courses: N 42°00'15" W a distance of 9.61 feet; N 51°29'32" W a distance of 585.40 feet; N 46°00'31" W a distance of 1318.02 feet; N 19°43'53" W a distance of 461.24 feet; thence leaving the said East line, N 88°17'27" E a distance of 258.83 feet to a found concrete monument no ID#; thence S 88°34'59" E along the South line of the parcel described in O.R. Book 568, Page 974, (LCR), 1357.68 feet to the Point of Beginning.

Parcel 2:

Section 22, Township 13 South, Range 15 East:

The W 1/2 of the SW 1/4; and the SE 1/4 of the SW 1/4; the property conveyed to Richard and Karen Warren by deed recorded in O.R. Book 1146, page 749; and less and except the following parcel:

(Tract 8):

Part of Section 22, Township 13 South, Range 15 East, Levy County, Florida, being more particularly described

Warranty Deed

Page 2

as follows: Beginning at a found concrete monument no ID# (FCM) at the SW Corner of the parcel described in O.R. Book 905, Page 521, LCR, thence S 89°29'34" E along the South line thereof 1310.75 feet to a FCM; thence S 00°21'48" E along the West line of the parcel described in O.R. Book 571, Page 525, LCR, a distance of 1317.90 feet; thence S 89°32'42" W a distance of 613.07 feet to the Easterly line of a 60.00 foot wide easement; thence Northwesterly along the said East line through the following courses: N 53°36'38" W a distance of 274.90 feet; N 48°29'33" W a distance of 567.68 feet; N 36°09'48" W a distance of 965.71 feet; thence leaving the said Easterly line, N 88°16'22" E a distance of 510.49 feet to the Point of Beginning.

Parcel 3:

Section 26, Township 13 South, Range 15 East:

That portion of the W 1/2 of the SW 1/4 lying North of State Road 24; less and except the following parcel:

(Tract 11):

Part of Sections 26 and 27, Township 13 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Beginning at a found concrete monument no ID# (FCM) at the SW Corner of the parcel described in O.R. Book 566, Page 92, Levy County Records (LCR), thence S 88°39'24" E along the South line thereof, 1342.08 feet to the NW corner of the parcel described in O.R. Book 968, Page 650, LCR; thence S 00°18'29" E along the West line of the parcel described in O.R. Book 968, Page 650, LCR, a distance of 1097.85 feet to the North Right-of-Way line of State Road 24; thence along said Right-of-Way line through the following courses: S 58°10'09" W a distance of 525.48 feet; S 31°49'51" E a distance of 10.00 feet; S 58°10'09" W a distance of 70.93 feet to the Easterly line of a 60.00 foot wide easement; thence Northwesterly along the said Easterly line through the following courses: N 65°55'01" W a distance of 87.11 feet; N 81°12'10" W a distance of 312.67 feet; N 33°36'40" W a distance of 869.87 feet; thence N 39°35'33" W a distance of 450.35 feet; thence N 35°12'36" W a distance of 362.51 feet thence leaving the said Easterly line, N 89°51'27" E a distance of 531.70 feet to the Point of Beginning.

Parcel 4:

Section 27, Township 13 South, Range 15 East:

All that part lying North and East of Levy County Road 336, except NE 1/4 of NE 1/4; and except SW 1/4 of NW 1/4 North of Levy County Road 336; and except W 1/3 of SE 1/4 of SE 1/4; and except E 1/3 of SE 1/4 of SE 1/4; and less and except that portion conveyed to Donald M. Hudson by deed recorded in O.R. Book 502, page 147; less and except the following three parcels:

(Tract 9):

Part of Section 27, Township 13 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Beginning at a found concrete monument no ID# (FCM) at the SW Corner of the parcel described in O.R. Book 571, Page 525, Levy County Records (LCR), thence S 89°50'41" E along the South line thereof 1318.07 feet to a FCM; thence S 01°01'43" W along the West line of the parcel described in O.R. Book 996, Page 477, LCR, a distance of 1317.69 feet to a FCM; thence S 89°49'27" W a distance of 204.83 feet to the Easterly line of a 60.00 foot wide easement; thence Northwesterly along the said Easterly line through the following courses: N 48°55'50" W a distance of 945.07 feet; N 52°22'54" W a distance of 574.81 feet; N 57°42'07" W a distance of 553.97 feet; N 53°36'38" W a distance of 82.69 feet; thence leaving the said Easterly line N 89°32'42" E a distance of 613.07 feet to the Point of Beginning.

(Tract 10):

Part of Section 27, Township 13 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Beginning at a found concrete monument no ID# (FCM) at the SW Corner of the parcel described in O.R. Book 996, Page 477, Levy County Records (LCR), thence N 89°49'27" E along the South line thereof, 1315.70 feet to a FCM; thence S 03°34'56" W along the West line of the parcel described in O.R. Book 566, Page

Warranty Deed

Page 3

92, LCR, a distance of 1342.03 feet to a FCM; thence S 89°51'27" W a distance of 531.70 feet to the Easterly line of a 60.00 foot wide easement; thence Northwesterly along the said Easterly line through the following courses: N 35°12'36" W a distance of 885.22 feet; N 42°17'00" W a distance of 792.44 feet; N 48°55'34" W a distance of 40.38 feet; thence leaving the said Easterly line, N 89°49'27" E a distance of 206.15 feet to the Point of Beginning.

(Tract 11):

Part of Sections 26 and 27, Township 13 South, Range 15 East, Levy County, Florida, being more particularly described as follows: Beginning at a found concrete monument no ID# (FCM) at the SW Corner of the parcel described in O.R. Book 566, Page 92, Levy County Records (LCR), thence S 88°39'24" E along the South line thereof, 1342.08 feet to the NW corner of the parcel described in O.R. Book 968, Page 650, LCR; thence S 00°18'29" E along the West line of the parcel described in O.R. Book 968, Page 650, LCR, a distance of 1097.85 feet to the North Right-of-Way line of State Road 24; thence along said Right-of-Way line through the following courses: S 58°10'09" W a distance of 525.48 feet; S 31°49'51" E a distance of 10.00 feet; S 58°10'09" W a distance of 70.93 feet to the Easterly line of a 60.00 foot wide easement; thence Northwesterly along the said Easterly line through the following courses: N 65°55'01" W a distance of 87.11 feet; N 81°12'10" W a distance of 312.67 feet; N 33°36'40" W a distance of 869.87 feet; thence N 39°35'33" W a distance of 450.35 feet; thence N 35°12'36" W a distance of 362.51 feet thence leaving the said Easterly line, N 89°51'27" E a distance of 531.70 feet to the Point of Beginning.

Parcel 5:

Section 28: All that part lying North and East of Levy County Road 336.

SUBJECT TO AND RESERVING unto Grantor a 60.00 foot wide easement for ingress, egress and utilities, in Sections 21, 22, 26, and 27, Township 13 South, Range 15 East, Levy County, Florida, over a portion of an existing 40.00 foot wide easement described in O.R. Book 592, Page 782, Levy County Records, said easement lying 30.00 feet on both sides of the centerline of the following described portion:

Commence at a concrete monument (no ID #), marking the SW Corner of the NE 1/4 of said Section 16, thence N 00°10'29" E along the West line of the said NE 1/4, 23.14 feet to the centerline of the said existing 40.00 foot wide easement; thence S 59°46'51" W along the said centerline, 126.46; thence Southeasterly along the centerline of the existing 40.00 foot easement to its intersection with the North line of Section 21 and the Point of Beginning; thence Southeasterly along the centerline of the said existing 40.00 foot easement to its termination at the Northwesterly right of way line of State Road 24.

Parcel Identification Number: 01883-001-00 and 01885-000-00 and 01992-001-00 and 01985-002-00 and 01988-003-00

Subject to taxes for 2016 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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, 2015.

Warranty Deed

Page 4

IN WITNESS WHEREOF, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



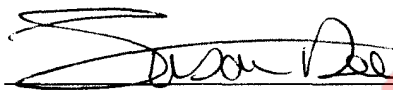
Witness Name: Pamela K. O'Steen

Whitehurst Cattle Co., a Florida corporation

By: 

V. E. Whitehurst, III, President

(Corporate Seal)

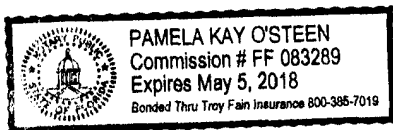


Witness Name: SUSAN DEES

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me this 21st day of July, 2016 by V. E. Whitehurst, III, President of Whitehurst Cattle Co., a Florida corporation, on behalf of the corporation. He/she ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]




Notary Public

Printed Name: _____

My Commission Expires: _____