

This Instrument Prepared by and Return to:
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC.
3004 Crawfordville Highway
Crawfordville, FL 32327

Property Appraisers Parcel Identification (Folio) Numbers:
31-2S-01E-000-04975-001

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS SPECIAL WARRANTY DEED, made and executed the 2nd day of October, 2014 by CENTENNIAL BANK, an Arkansas banking Corporation, having its principal place of business at P. O. BOX 610, CRAWFORDVILLE, FL 32326, herein called the grantor, to PHS HOLDING LLC, a Florida Limited Liability Company, whose post office address is: 3810 NE 30TH AVE, LIGHTHOUSE PT, FL 33064, 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 TEN AND 00/100'S (\$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 WAKULLA County, State of Florida,
viz:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART HEREOF.

Subject to easements, restrictions and reservations of record and to taxes for the year 2014 and thereafter.

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 except as above noted, at the time of delivery of this Special Warranty Deed the premises were free of all encumbrances made by them, and they will warrant and defend the same against the lawful claims of all persons claiming by, through or under grantor.

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:

Nicole Sanders
Witness #1 Signature

Nicole Sanders
Witness #1 Printed Name

Deborah L Shy
Witness #2 Signature

Deborah L Sheffield
Witness #2 Printed Name

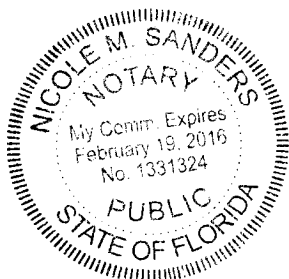
CENTENNIAL BANK, an Arkansas banking Corporation
Meresa I. Lankford
MERESA I. LANKFORD, SR. VICE PRESIDENT
P. O. BOX 610, CRAWFORDVILLE, FL 32326

STATE OF FLORIDA

COUNTY OF Frank

The foregoing instrument was acknowledged before me this 2nd day of October, 2014, by MERESA I. LANKFORD, SR. VICE PRESIDENT of CENTENNIAL BANK, an Arkansas banking Corporation on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

SEAL



My Commission Expires:
2/19/16

Nicole Sanders
Notary Signature
Nicole Sanders
Printed Notary Signature

EXHIBIT "A"

NORTH ONE-HALF OF THE SOUTHEAST ONE-QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA.

BEING MORE RECENTLY DESCRIBED BY THURMAN RODDENBERRY AND ASSOCIATES INC., JOB # 02-468

BEGIN AT A CONCRETE MONUMENT (MARKED # 3193) MARKING THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 2 SOUTH, RANGE 1 EAST, WAKULLA COUNTY, FLORIDA AND THENCE RUN SOUTH 89 DEGREES 41 MINUTES 43 SECONDS EAST ALONG THE SOUTH BOUNDARY OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (AS MONUMENTED) 2010.22 FEET TO AN IRON ROD AND CAP (MARKED # 6475),

THENCE RUN SOUTH 89 DEGREES 40 MINUTES 23 SECONDS EAST ALONG SAID SOUTH BOUNDARY 638.60 FEET TO A CONCRETE MONUMENT (MARKED # 3193) MARKING THE SOUTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER,

THENCE RUN NORTH 01 DEGREES 28 MINUTES 43 SECONDS EAST ALONG THE EAST BOUNDARY OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (AS MONUMENTED) 1367.01 FEET TO AN IRON ROD AND CAP (MARKED # 5715) MARKING THE NORTHEAST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER,

THENCE RUN NORTH 89 DEGREES 31 MINUTES 19 SECONDS WEST ALONG THE NORTH BOUNDARY OF SAID NORTH HALF OF THE SOUTHEAST QUARTER (AS MONUMENTED) 1837.21 FEET TO AN IRON ROD AND CAP (MARKED # 5715),

THENCE RUN NORTH 89 DEGREES 32 MINUTES 17 SECONDS WEST ALONG SAID NORTH BOUNDARY 817.65 FEET TO A CONCRETE MONUMENT MARKING THE NORTHWEST CORNER OF SAID NORTH HALF OF THE SOUTHEAST QUARTER,

THENCE RUN SOUTH 01 DEGREES 13 MINUTES 15 SECONDS WEST ALONG THE WEST BOUNDARY OF SAID NORTH HALF OF THE SOUTHEAST QUARTER 1374.45 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A 150.00 FOOT CITY OF TALLAHASSEE POWERLINE EASEMENT LYING OVER AND ACROSS A PORTION THEREOF.

TOGETHER WITH THAT CERTAIN EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 454, PAGE 885, OF THE PUBLIC RECORDS OF WAKULLA COUNTY, FLORIDA.

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