

Prepared by and return to:
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RECORDED ELECTRONICALLY
O.R. BOOK 1555 PAGE 100
COUNTY Columbia
Date 11/26/25 Time 10:37Am

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made effective this **21st day of November, 2025** between **Joseph Bruce Dicks**, whose post office address is **149 SW Lucile Ct, Lake City, FL 32024** of the County of **Suwannee**, State of **Florida**, and **Julie Ann Bielling**, whose post office address is **5001 West State Road 238, Lake Butler, FL 32054**, of the County of **Union**, State of **Florida**, grantor*, and **John Comeriato and Victoria Comeriato, husband and wife** whose post office address is **5730 Chason Rd, Pelham, GA 31779** of the County of **Mitchell**, State of **Georgia**, grantee*,

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 **Columbia County, Florida**, to-wit:

See Exhibit "A" attached.

This conveyance is subject to:

1. Conditions, restrictions, limitations and easements of record, if any, but this provision shall not operate to re-impose the same.
2. Zoning and other governmental regulations.
3. Taxes and assessments for 2026 and subsequent years.

NOTES:

1. Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is 149 SW Lucile Ct, Lake City, FL 32024 and 5001 West State Road 238, Lake Butler, FL 32054.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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:

Beth E Grady

Witness

Printed Name: Beth E Grady

P.O. Address: 182 SW Aristida Blvd
Lake City FL 32025

Shawn Grady

Witness

Printed Name: Shawn Grady

P.O. Address: 182 SW Aristida Blvd
Lake City FL 32025

Joseph Bruce Dicks
Joseph Bruce Dicks

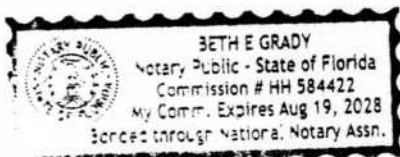
Julie A. Bielling
Julie A. Bielling

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21 day of November, 2025 by Joseph Bruce Dicks and Julie A. Bielling, who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Beth E Grady
Notary Public
Print Name: Beth E Grady
My Commission Expires: 8-19-28

EXHIBIT "A"

Legal Description

A PARCEL OF LAND IN SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF WEST 1/2 OF THE SE 1/4 OF THE NE 1/4, SECTION 1, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA. THENCE RUN S 00°07'50" W ALONG THE EAST LINE OF WEST 1/2 OF THE SE 1/4 OF THE NE 1/4 A DISTANCE OF 1148.28 FEET, TO THE POINT OF BEGINNING; THENCE S 89°05'57" W A DISTANCE OF 664.76 FEET; THENCE S 00°04'14" W A DISTANCE OF 177.53 FEET; THENCE S 00°06'40" W TO THE EAST RIGHT OF WAY LINE OF SW MAYO ROAD A DISTANCE OF 705.11 FEET; THENCE S 33°04'40" E ALONG SAID EAST RIGHT OF WAY LINE A DISTANCE OF 383.05 FEET TO POINT OF CURVE OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 10937.80 FEET, A CENTRAL ANGLE OF 01°06'27", A CHORD BEARING OF S 33°37'53" E, AND CHORD DISTANCE OF 211.44 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 211.44 FEET, ALONG SAID EAST RIGHT OF WAY LINE; THENCE S 34°11'07" E, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE 141.38 FEET; THENCE N 89°12'07" E A DISTANCE 257.73 FEET; THENCE N 00°06'49" E A DISTANCE OF 1325.94 FEET; THENCE N 00°06'18" E A DISTANCE OF 177.53 FEET, TO THE POINT OF BEGINNING.