

BSG:lss
8751.01-25-149
10/28/2025

This instrument prepared by
Bonnie S. Green
Darby Peele & Green, PLLC
Attorney at Law
1241 South Marion Avenue
Lake City, Florida 32025

The preparer of this instrument has not been provided with a survey to show the quantity of lands included, or the location of the boundaries and has prepared this document without the benefit of a survey.

REC. \$ 27.00
DOC. \$ 364.00
INT. _____
INDEX _____
CONSIDERATION \$ 52,000.00

Inst: 202512025191 Date: 11/03/2025 Time: 2:22PM
Page 1 of 3 B: 1553 P: 620, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk Doc Stamp-Deed: 364.00

WARRANTY DEED

THIS WARRANTY DEED made this 30th day of October, 2025, by COLUMBIA LAND MAINTENANCE, LLC, a Florida limited liability company, whose mailing address is Post Office Box 1733, Lake City, Florida 32056, hereinafter called the Grantor, to KIP BEACHAM and SUZANNE BEACHAM, his wife, whose mailing address is 3315 Red Ash Circle, Oviedo, Florida 32766, 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:

Lot 8 of PARADISE ESTATES SUBDIVISION, according to the Plat thereof recorded in Plat Book 9, Pages 4 & 5 of the Public Records of Columbia County, Florida.

Parcel Number: 07-2S-17-04677-108

This deed is given to and accepted by Grantee subject to all restrictions, reservations, easements, limitations, and mineral rights of record, if any, and all zoning and land use rules, regulations, and ordinances, but this shall not serve to reimpose the same.

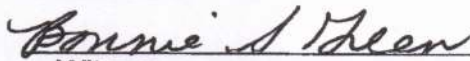
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto
belonging or in anywise appertaining.

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, 2024.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents
the day and year first above written.

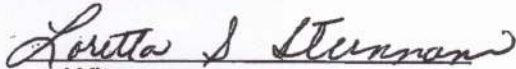
Signed, sealed and delivered
in the presence of:



Witness
BONNIE S. GREEN

(Print/type name)

Address:
1241 South Marion Avenue
Lake City, FL 32025



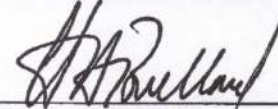
Witness
Loretta S. Steinhilber

(Print/type name)

Address:
1241 South Marion Avenue
Lake City, FL 32025

COLUMBIA LAND MAINTENANCE LLC.

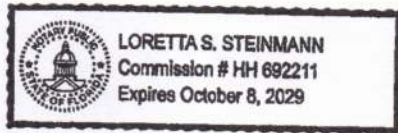
By:


CHRIS A. BULLARD
Managing Member

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 30th day of October, 2025, by CHRIS A. BULLARD, as Managing Member of COLUMBIA LAND MAINTENANCE, LLC, a Florida limited liability company, for and on behalf of said Company, who is personally known to me or produced _____ as identification.



(NOTARIAL
SEAL)

Loretta S. Steinmann
Notary Public, State of Florida
Loretta S. Steinmann

My Commission Expires: