

sales price \$59,000.00
doc 1750.00

PREPARED BY & RETURN TO:

Name: Trish Lang, an employee of
INTEGRITY TITLE SERVICES, LLC
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 25-11003TL
Parcel No.: P/O 02611-000

Inst: 202612010098 Date: 05/06/2026 Time: 9:39AM
Page 1 of 2 B: 1567 P: 1555, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1750.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 21st day of April, 2026, by **RICHARD C. COLE** and **JANICE C. BATES, TRUSTEES OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994**, hereinafter called the Grantors, to **KEITH W. BROWN** and **DONNA S. BROWN, HUSBAND AND WIFE**, whose post office address is **757 SW RIDGE STREET, LAKE CITY, FL 32024**, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

SEE EXHIBIT "A" ATTACHED

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

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, NOR IS IT CONTIGUOUS TO SUCH.

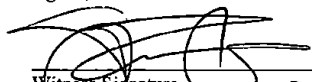
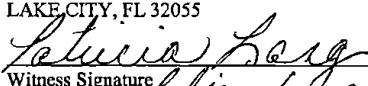
SUBJECT TO TAXES FOR THE YEAR 2026 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

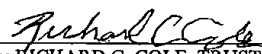
TO HAVE AND TO HOLD the same in fee simple forever.

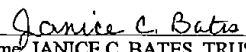
And the Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that the Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantors further warrant that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

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

Signed, sealed and delivered in the presence of:

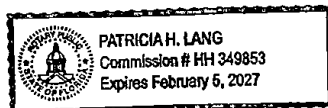

Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055

Witness Signature
Printed Name: Patricia Lang
Witness Address: 757 W DUVAL STREET
LAKE CITY, FL 32055


Name: RICHARD C. COLE, TRUSTEE OF THE OVERFLOW
LAND TRUST, UNDER TRUST AGREEMENT DATED
OCTOBER 7, 1994
Address:


Name: JANICE C. BATES, TRUSTEE OF THE OVERFLOW
LAND TRUST, UNDER TRUST AGREEMENT DATED
OCTOBER 7, 1994
Address:

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of April, 2026, by RICHARD C. COLE and JANICE C. BATES, TRUSTEES OF THE OVERFLOW LAND TRUST, UNDER TRUST AGREEMENT DATED OCTOBER 7, 1994, who are personally known to me or who have produced _____ as identification.



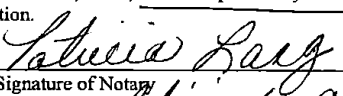

Signature of Notary
Printed Name: Patricia Lang
My commission expires: 2-5-27

EXHIBIT "A"

PARCEL 3:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 86 DEGREES 13 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE OF SECTION 36, A DISTANCE OF 767.43 FEET; THENCE SOUTH 22 DEGREES 28 MINUTES 26 SECONDS WEST, A DISTANCE OF 770.18 FEET; THENCE SOUTH 72 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 694.02 FEET; THENCE SOUTH 59 DEGREES 46 MINUTES 01 SECONDS EAST, A DISTANCE OF 645.67 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 59 DEGREES 46 MINUTES 01 SECONDS EAST, A DISTANCE OF 145.08 FEET; THENCE SOUTH 26 DEGREES 38 MINUTES 57 SECONDS WEST, A DISTANCE OF 1815.85 FEET; THENCE NORTH 84 DEGREES 40 MINUTES 36 SECONDS WEST, A DISTANCE OF 209.84 FEET; THENCE NORTH 05 DEGREES 16 MINUTES 50 SECONDS EAST, A DISTANCE OF 191.66 FEET; THENCE NORTH 84 DEGREES 44 MINUTES 59 SECONDS WEST, A DISTANCE OF 135.56 FEET; THENCE NORTH 15 DEGREES 21 MINUTES 53 SECONDS WEST, A DISTANCE OF 283.28 FEET; THENCE NORTH 50 DEGREES 28 MINUTES 17 SECONDS WEST, A DISTANCE OF 230.26 FEET; THENCE NORTH 50 DEGREES 16 MINUTES 44 SECONDS EAST, A DISTANCE OF 1648.64 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN NORTH 86 DEGREES 13 MINUTES 08 SECONDS EAST, ALONG SAID NORTH LINE OF SECTION 36, A DISTANCE OF 767.43 FEET; THENCE SOUTH 22 DEGREES 28 MINUTES 26 SECONDS WEST, A DISTANCE OF 770.18 FEET; THENCE SOUTH 72 DEGREES 19 MINUTES 10 SECONDS EAST, A DISTANCE OF 694.02 FEET; THENCE SOUTH 59 DEGREES 46 MINUTES 01 SECONDS EAST, A DISTANCE OF 645.67 FEET; THENCE SOUTH 50 DEGREES 07 MINUTES 44 SECONDS WEST, A DISTANCE OF 136.65 FEET; THENCE SOUTH 50 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 1511.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 50 DEGREES 28 MINUTES 17 SECONDS EAST, A DISTANCE OF 30.54 FEET; THENCE SOUTH 50 DEGREES 17 MINUTES 31 SECONDS WEST, A DISTANCE OF 80.20 FEET; THENCE NORTH 85 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 411.05 FEET; THENCE SOUTH 20 DEGREES 20 MINUTES 04 SECONDS WEST, A DISTANCE OF 31.18 FEET; THENCE NORTH 85 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 86.45 FEET TO A POINT ON A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 1050.92 FEET, A CENTRAL ANGLE OF 01 DEGREES 45 MINUTES 25 SECONDS, A CHORD BEARING OF NORTH 16 DEGREES 54 MINUTES 59 SECONDS WEST, AND A CHORD DISTANCE OF 32.22 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, BEING ALSO THE EASTERLY RIGHT-OF-WAY LINE OF NW BASCOM NORRIS DRIVE, A DISTANCE OF 32.22 FEET TO THE END OF SAID CURVE; THENCE SOUTH 85 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 75.54 FEET; THENCE NORTH 20 DEGREES 20 MINUTES 04 SECONDS EAST, A DISTANCE OF 31.18 FEET; THENCE SOUTH 85 DEGREES 30 MINUTES 30 SECONDS EAST, A DISTANCE OF 421.54 FEET; THENCE NORTH 50 DEGREES 17 MINUTES 31 SECONDS EAST, A DISTANCE OF 62.31 FEET TO THE POINT OF BEGINNING.