

PREPARED BY AND RETURN TO:
ROBERT D. SCHWARTZ
ROBERT D. SCHWARTZ, P.A.
1901 S. Congress Avenue, Suite 215
Boynton Beach, Florida 33426
Telephone (561) 736-3440
Property Identification No.
06-6S-17-09613-003 (35290)

WARRANTY DEED

THIS WARRANTY DEED, executed on January 30, 2026, by SHANE CARTER and ALICIA CARTER, husband and wife, whose post office address is 688 SW Aster Road, Port St. Lucie, Florida 34953, Grantor, to SHANE CARTER and ALICIA CARTER, as Trustees of the SHANE CARTER and ALICIA CARTER Revocable Trust Agreement dated January 30, 2026, with full power and authority to protect, conserve and to sell, or to lease or to encumber, or otherwise to manage and dispose of the real property described herein, and whose post office address is 688 SW Aster Road, Port St. Lucie, Florida 34953, Grantee,

WITNESSETH, That the Grantor for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land situate, lying and being in the County of Columbia, State of Florida, to-wit:

Commence at the NE corner of Section 6, Township 6 South, Range 17 East, Columbia County, Florida and run S. 00°24'48" W., Along the East line thereof, 719.23 Feet; Thence S. 89°33'25" W., 40.29 Feet to the Westerly Right-of-Way Line of County Road No. 131 and to the Point of Beginning; Thence continue S 89°33'25" W., 1284.02 Feet; Thence S. 00°30'54" W., 440.96 Feet; Thence N. 89°33'33" E., 1284.59 Feet to the Aforementioned Westerly Right-of-Way Line of County Road No. 131; Thence N. 00°26'31" E., Along Said Right-of-Way, 441.00 Feet to the Point of Beginning.

SUBJECT TO: Taxes and assessments for the current year and all subsequent years.

SUBJECT TO: Conditions, restrictions, limitations, easements and utility agreements of record, if any.

TOGETHER with all 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; 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 in the current year.

This Deed has been prepared without the benefit of title examination.

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:

SHANE CARTER

(first witness signature)

Harina Mercedes

1860 SW Fountainview Blvd
Port Saint Lucie, FL 34986
(first witness address)

State of Florida
County of St. Lucie

ALICIA CARTER

(second witness signature)

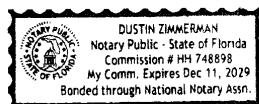
Harina Mercedes

1860 SW Fountainview Blvd
Port Saint Lucie, FL 34986
(second witness address)

I HEREBY CERTIFY that on this day, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization by SHANE CARTER and ALICIA CARTER, who are ☐ personally known to me or who have ☐ produced driver's licenses as identification and who did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid, on January 30, 2026.

My commission expires:



NOTARY PUBLIC