

This Document Prepared By:

William E. Curphey
c/o National Deed Network, Inc.
36181 East Lake Road #382
Palm Harbor, FL 34685

Return To and Mail Tax Statements To:

Corrie Brand and Casey M Brand
2215 NorthWest Thunder Street,
White Springs, FL 32096

Order #: NFL-1421277

Parcel ID #: 11-2S-15-00020-001

RECORDING REQUESTED BY
AMT TITLE SERVICES

WARRANTY DEED

This WARRANTY DEED, executed this 4th day of November, 2025 by Corrie Brand and Casey M Brand, who acquired title as Casey M Barnes, husband and wife, whose address is 2215 NorthWest Thunder Street, White Springs, FL 32096, and Timothy Smith, a married man, whose address is 9788 132 TEM LIVE OAK FL, hereinafter called GRANTORS, grants to Corrie Brand and Casey M Brand, husband and wife, whose address is 2215 NorthWest Thunder Street, White Springs, FL 32096, is hereinafter called GRANTEES.

Wherever used herein the terms "GRANTORS" AND "GRANTEES" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

Witnessed: That GRANTORS, for and in consideration of the sum of \$0.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells aliens, remiss, releases, conveys and confirms unto the GRANTEES, all that certain land, situated in Columbia County, Florida, viz:

SEE COMPLETE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Tax ID: 11-2S-15-00020-001

Property Address: 2215 NorthWest Thunder Street, White Springs, FL 32096

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 Grantors hereby covenant with said 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, hereby warrant 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, 20__.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

Bill Underwood
Witness

Timothy A Smith
Timothy Smith

Bill Underwood
Print Name
78 NE 107th St
Miami Florida 33161
Address

Roberta Cortopassi
Witness

Roberta L. Cortopassi
Print Name.

228 NW Brook Loop
Address LAKE CITY FL 32055

STATE OF FLORIDA)

COUNTY OF COLUMBIA)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of NOVEMBER 2025 by Timothy Smith who is personally known to me or who has produced DRIVERS LICENSE as identification.



ROBERTA L. CORTOPASSI
Commission # HH 670562
Expires April 29, 2029

Roberta L. Cortopassi
Notary Public Roberta L. Cortopassi
My commission expires: 04-29-29

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals the day and year first written above.

Signed, sealed and delivered in our presence:

Witnesses:

Bill Underwood
Witness

Corrie Brand
Corrie Brand

Bill Underwood
Print Name
78 NE 107th St
Miami Dade Florida 33141
Address

Casey M Brand, who acquired title as Casey M Brand
Casey M Brand, who acquired title as Casey M Barnes

Roberta L. Cortopassi
Witness

Roberta L. Cortopassi
Print Name.

228 NW Brook Loop
Address LAKE CITY FL 32055

STATE OF FLORIDA

COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of November 2025 by Corrie Brand and Casey M Brand, who acquired title as Casey M Barnes who is personally known to me or who has produced DRIVERS LICENSE as identification.



ROBERTA L. CORTOPASSI
Commission # HH 670562
Expires April 29, 2029

Roberta L. Cortopassi
Notary Public ROBERTA L. CORTOPASSI
My commission expires: 04.29.29

EXHIBIT A

All of Government Lot 4 in Section 11, Township 2 South, Range 15 East, Columbia County, Florida, LESS AND EXCEPT that portion of said Lot 4 lying North of the South boundary of the lands as set forth and described in that certain Deed recorded in Official Records Book 291, Page 249; ALSO LESS AND EXCEPT the lands as set forth and described in Official Records Book 563, Page 196; ALSO LESS AND EXCEPT the lands as set forth and described in Official Records Book 996, Page 1142, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT KNOWN TO MARK THE SOUTHWEST CORNER OF SECTION 11, TOWNSHIP 2 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, THENCE NORTH 89 DEGREES 12 MINUTES 04 SECONDS EAST, A DISTANCE OF 64.90 FEET TO A CONCRETE MONUMENT MARKING THE POINT OF BEGINNING; FROM SAID POINT OF BEGINNING THENCE NORTH 00 DEGREES 13 MINUTES 08 SECONDS WEST, A DISTANCE OF 1583.33 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 11 SECONDS EAST, A DISTANCE OF 425.75 FEET TO AN IRON ROD (#6590) SET ON THE BANK OF THE SUWANNEE RIVER; THENCE CONTINUE NORTH 89 DEGREES 33 MINUTES 11 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 22.01 FEET TO THE WESTERLY EDGE OF SAID SUWANNEE RIVER, THENCE RUN EASTERLY AND SOUTHEASTERLY ALONG SAID EDGE OF THE SUWANNEE RIVER THE FOLLOWING 20 COURSE: SOUTH 58 DEGREES 20 MINUTES 33 SECONDS EAST, A DISTANCE OF 105.69 FEET; THENCE SOUTH 85 DEGREES 55 MINUTES 49 SECONDS EAST, A DISTANCE OF 85.52 FEET; THENCE SOUTH 78 DEGREES 48 MINUTES 38 SECONDS EAST, A DISTANCE OF 62.86 FEET; THENCE NORTH 71 DEGREES 14 MINUTES 35 SECONDS EAST, A DISTANCE OF 88.20 FEET; THENCE NORTH 23 DEGREES 06 MINUTES 03 SECONDS EAST, A DISTANCE OF 45.13 FEET; THENCE NORTH 34 DEGREES 12 MINUTES 30 SECONDS EAST, A DISTANCE OF 95.53 FEET; THENCE NORTH 42 DEGREES 36 MINUTES 45 SECONDS EAST, A DISTANCE OF 142.41 FEET; THENCE NORTH 63 DEGREES 11 MINUTES 38 SECONDS EAST, A DISTANCE OF 427.51 FEET; THENCE NORTH 63 DEGREES 07 MINUTES 17 SECONDS EAST, A DISTANCE OF 227.54 FEET; THENCE NORTH 71 DEGREES 19 MINUTES 49 SECONDS EAST, A DISTANCE OF 84.79 FEET; THENCE SOUTH 42 DEGREES 43 MINUTES 01 SECONDS EAST, A DISTANCE OF 202.44 FEET; THENCE SOUTH 36 DEGREES 35 MINUTES 21 SECONDS EAST, A DISTANCE OF 170.56 FEET; THENCE SOUTH 37 DEGREES 20 MINUTES 57 SECONDS EAST, A DISTANCE OF 173.83 FEET; THENCE SOUTH 11 DEGREES 49 MINUTES 20 SECONDS EAST, A DISTANCE OF 111.78 FEET; THENCE SOUTH 29 DEGREES 31 MINUTES 24 SECONDS WEST, A DISTANCE OF 540.47 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 42 SECONDS WEST, A DISTANCE OF 267.48 FEET; THENCE SOUTH 37 DEGREES 30 MINUTES 20 SECONDS EAST, A DISTANCE OF 155.02 FEET; THENCE SOUTH 70 DEGREES 14 MINUTES 44 SECONDS EAST, A DISTANCE OF 233.47 FEET; THENCE NORTH 78 DEGREES 53 MINUTES 26 SECONDS EAST, A DISTANCE OF 291.17 FEET; THENCE NORTH 73 DEGREES 07 MINUTES 28 SECONDS EAST, A DISTANCE OF 345.63 FEET; THENCE LEAVING SAID EDGE OF SUWANNEE RIVER RUN SOUTH 01 DEGREES 20 MINUTES 44 SECONDS EAST, A DISTANCE OF 186.77 FEET TO A CONCRETE MONUMENT; THENCE CONTINUE SOUTH 01 DEGREES 20 MINUTES 44 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 495.64 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 89 DEGREES 07 MINUTES 48 SECONDS WEST, A DISTANCE OF 1333.53 FEET TO A CONCRETE MONUMENT; THENCE SOUTH 86 DEGREES 41 MINUTES 34 SECONDS WEST, A DISTANCE OF 1272.54 FEET TO THE POINT OF BEGINNING.