

Prepared by:

Hunter Lane Faulkner
9409 NW 37th Ct.
Branford, FL 32008

PARCEL # 03901-000

Inst: 202612008989 Date: 04/21/2026 Time: 4:02PM
Page 1 of 2 B: 1566 P: 982, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 0.70

This Warranty Deed, made this 17th day of April, 2026.

Debra C. Mahaffey and John W. Fair hereinafter called the Grantors, to Hunter Lane Faulkner, married man, whose post office address is 9409 NW 37th Ct. Branford, FL 32008 hereinafter called the Grantee.

(Wherever used herein the terms "first party" and "second party" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth, That the *first party*, for and in consideration of the sum of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit claim unto the second party forever, all the right, title, interest, claim and demand which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of COLUMBIA, State of FLORIDA, to-wit:

See attached Exhibit "A" for legal description

To Have and to Hold The same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity to the only proper use, benefit and behoof of the said second party forever.

Subject to: Taxes for current year and subsequent years; restrictions and easements of record.

In Witness Whereof, the said first party has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Tammie Sue Hinson
Witness Signature
288 SE Lindale Gln

Tammie Sue Hinson Lake City, FL
Printed Name and Address
32025

[Signature]
Witness Signature
187 SE Country Club Rd

Lester C Faulkner Lake City, FL
Printed Name and Address
32025

Debra Gail Mahaffey
Grantor's Signature

Debra Gail Mahaffey
Grantor's Printed Name

John W. Fair
Grantor's Signature

JOHN FAIR
Grantor's Printed Name

STATE OF FLORIDA
COUNTY OF COLUMBIA

I hereby certify that on this day, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared John Fair, known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged before me that he/she executed the same, and an oath was not taken. (Check one:) Said person(s) is/are personally known to me. Said person(s) provided the following type of identification: N/A.

Witness my hand and official seal in the County and State last aforesaid
This 21st day of April, 2026.

Tammie Sue Hinson
Notary Signature

Tammie Sue Hinson
Printed Name

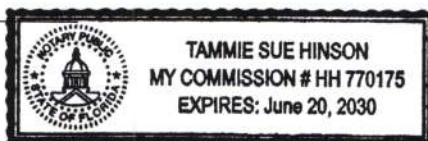


EXHIBIT "A"

THE FOLLOWING DESCRIBED PARCEL LYING IN SECTION 21, TOWNSHIP 6 SOUTH, RANGE 16 EAST

BEGIN AT THE NW CORNER OF SAID SECTION 22 AND RUN THENCE N 87°36'47" E, ALONG THE NORTH LINE OF SAID SECTION 22, 674.22 FEET; THENCE N 01°16'09" W, 695.65 FEET; THENCE N 88°44'42" E, 948.42 FEET; THENCE S 08°37'56" E, 680.82 FEET TO THE AFORESAID NORTH LINE OF SECTION 22; THENCE N 87°36'47" E, ALONG SAID NORTH LINE, 1488.25 FEET; THENCE S 01°02'45" E, 1325.08 FEET TO THE SOUTH LINE OF THE N ½ OF NE ¼ OF SECTION 22; THENCE S 87°43'18" W, ALONG SAID SOUTH LINE AND THE SOUTH LINE OF THE N ½ OF NW ¼ OF SECTION 22, 1867.44 FEET; THENCE S 31°12'24" W, 940.18 FEET TO THE NORTH RIGHT OF WAY LINE OF COUNTY ROAD NO. 238 AND TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG SAID NORTH RIGHT OF WAY, ALONG SAID CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 2904.79 FEET, A CENTRAL ANGLE OF 03°55'14" AND A CHORD BEARING AND DISTANCE OF N 63°01'54" W - 198.72, AN ARC DISTANCE OF 198.76 FEET TO THE END OF SAID CURVE; THENCE N 65°00'44" W, STILL ALONG SAID NORTH RIGHT OF WAY, 1598.15 FEET; THENCE N 04°44'33" E, 255.26 FEET; THENCE N 85°13'30" W, 24.11 FEET; THENCE N 06°59'58" E, 1039.90 FEET TO THE NORTH LINE OF SECTION 21; THENCE N 88°31'57" E, ALONG SAID NORTH LINE, 635.45 FEET TO THE POINT OF BEGINNING.