

This Instrument Prepared By:
Branden L. Strickland
283 NW Cole Terrace
Lake City, FL 32055
386-752-0946

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, names, addresses, tax identification number and legal description furnished by parties.

26-0704

Inst: 202612003742 Date: 02/20/2026 Time: 8:42AM
Page 1 of 3 B: 1561 P: 390, James M Swisher Jr, Clerk of Court
Columbia, County, By: AK
Deputy ClerkDoc Stamp-Deed: 0.70

Warranty Deed

THIS WARRANTY DEED, made this 16th day of February, 2026, between **John Daniel Kerce and Myrtle Kerce, Husband and Wife**, (herein Grantors), to **John Matthew Kerce**, whose address is: 8734 SW Tustenuggee Ave, Lake City, FL 32024, (hereinafter Grantee).

The terms Grantor and Grantee, shall include their respective heirs, devisees, personal representatives, successors, and assigns; any gender shall include all genders, the plural number shall include the singular and the singular number shall include the plural.

WITNESSETH:

That said Grantor, for and in consideration of the sum of \$10.00, and other good and valuable consideration, the receipt of which is hereby acknowledged, does hereby grant and convey to Grantees forever the following described property in Columbia County, Florida:

See Exhibit "A" Attached Hereto And By This Referece Made A Part Thereof.

Grantor and Grantee hereinabove reserve the exclusive right of use to said easement, with exception to immediate family members, utilities, deliveries, and other individuals as instructed by Grantor and Grantee.

SUBJECT TO all reservations, restrictions and easements of record, if any.

SUBJECT to easements and restrictions of record and taxes.

TOGETHER WITH ALL the tenements, hereditaments, privileges, appurtenances, thereto belonging or in any way appertaining to the said property.

Grantor hereby covenants with said Grantee that 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.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness

Michael H. Harrell
Print Name

283 NW Cole Terrace Lake City, FL 32055

Address

Witness

Jordan A. Hallock
Print Name

283 NW Cole Terrace Lake City, FL 32055

Address

John Daniel Kerce
John Daniel Kerce

Myrtle Kerce
Myrtle Kerce

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 16th day of February, 2026 by John Daniel Kerce and Myrtle Kerce.

Jordan A. Hallock
Signature of Notary Public
Print, Type/Stamp Name of Notary

Personally known: _____

OR Produced Identification: X

Type of Identification Produced: DL



JORDAN A. HALLOCK
Notary Public
State of Florida
Comm# HH672821
Expires 5/5/2029

Exhibit "A"

BEGIN AT THE SE CORNER OF THE NW 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.00°12'27"E., ALONG THE EAST LINE OF SAID NW 1/4 OF NE 1/4, 333.35; THENCE S.89°35'16"W., 664.27 FEET; THENCE S.00°10'51"W., 333.34 FEET TO THE SOUTH LINE OF SAID NW 1/4 OF NE 1/4; THENCE N.89°35'18"E., ALONG SAID SOUTH LINE, 664.12 FEET TO THE POINT OF BEGINNING, CONTAINING 5.08 ACRES, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR INGRESS, EGRESS AND UTILITY PURPOSES OVER AND ACROSS THE WEST 20.00 FEET OF THE NE 1/4 OF THE NE 1/4 AND THE SOUTH 20.00 FEET OF THE WEST 100 FEET OF THE NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA.