

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2026-9526AR

Parcel Identification No 18-2S-16-01651-032

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the **24th** day of April, 2026 between **Casey Johnson, a Married Man**, whose post office address is **7700 Midway Place, Lorton, VA 22079**, of the County of Fairfax, Commonwealth of Virginia, Grantor, to **Michael S. Wilson and Christina R. Wilson, Husband and Wife**, whose post office address is **230 Peebles Drive, Smyrna, TN 37167**, of the County of Rutherford, State of Tennessee, Grantees:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Lots 32 and 33, of Stephen Foster Forest, as per the plat thereof recorded at Plat Book 3, page 83, public records of Columbia County, Florida.

Also:

Description: Parcel 32-A

Begin at the SW corner of Lot 32 of Stephen Foster Forest as per plat thereof recorded in Plat Book 3 Page 83 of the Public Records of Columbia County, Florida, thence S 23 degrees 53 minutes 08 seconds W., a distance of 169.95 feet; thence S. 47 degrees 32 minutes 20 seconds E., a distance of 79.13 feet; thence N. 23 degrees 53 minutes 08 seconds E., a distance of 169.52 feet to the SE corner of said Lot 32; thence N 47 degrees 13 minutes 56 seconds W., along the South line of said Lot 32 a distance of 79.27 feet to the point of beginning. Parcel contains 0.29 acres, more or less.

Also:

Description: Parcel 33-A

Begin at the SW corner of Lot 33 of Stephen Foster Forest as per plat thereof recorded in Plat Book 3 Page 83 of the Public Records of Columbia County, Florida, thence S. 23 degrees 53 minutes 08 seconds W., a distance of 169.52 feet; thence S. 47 degrees 32 minutes 20 seconds E., a distance of 79.13 feet; thence N. 23 degrees 53 minutes 08 seconds E., a distance of 169.07 feet to the SE corner of said Lot 33; thence N. 47 degrees 13 minutes 56 seconds W., along the South line of said Lot 33 a distance of 79.27 feet to the point of beginning. Parcel contains 0.29 acres, more or less.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 7700 Midway Place, Lorton, VA 22079.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Warranty Deed

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This document has been notarized online at TopNotaryNow.com. Video ID: TNN26255

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Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and 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:

Justine Medina
Witness: Justine Medina
Address: 1551 NE 180th ST
Citra FL 32113

Casey Johnson
Casey Johnson

Joshua Medina
Witness: Joshua Medina
Address: 1551 NE 180th ST
Citra FL 32113

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 24th day of April, 2026, by Casey Johnson, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Justine Medina
Signature of Notary Public

Justine Medina
Print, Type/Stamp Name of Notary

Notarized online using audio-video communication

