

**Prepared by and return to:**  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20640 MD

Inst: 202512017830 Date: 08/07/2025 Time: 1:11PM  
Page 1 of 3 B: 1546 P: 1207, James M Swisher Jr, Clerk of Court  
Columbia, County, By: OA  
Deputy ClerkDoc Stamp-Deed: 3493.00

## Warranty Deed

**This Warranty Deed** is executed this 5 of August, 2025, by Candice Peiffer a/k/a Candice M. Peiffer, a Single Person, whose address is 239 SW Brentwood Way, Lake City, FL 32024, hereinafter called the grantor, to Rebecca Ann McNairy, whose address is: 239 SW Brentwood Way, Lake City, FL 32024, hereinafter called the grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

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

See Exhibit "A" attached hereto and by this reference made a part hereof

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

**Subject To** taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

**To Have and To Hold**, the same in fee simple forever.

**And** 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; 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

**Madison Van Hofwegen**

Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

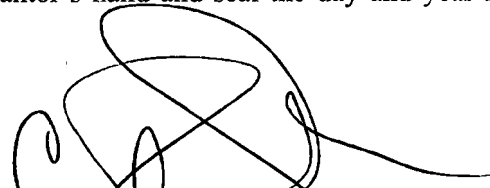
  
\_\_\_\_\_  
Witness

**Michael H. Harrell**

Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

  
\_\_\_\_\_  
Candice Peiffer a/k/a Candice M. Peiffer

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5 day of August, 2025, by Candice Peiffer a/k/a Candace M. Peiffer,  who is/are personally known to me or  who has/have produced DL as identification.

  
\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
Print, Type/Stamp Name of Notary



**MADDY M. VAN HOFWEGEN**  
Notary Public  
State of Florida  
Comm# HH520394  
Expires 1/5/2026

### **Exhibit "A"**

Lot 7, Block F of Southwood Acres, an Unrecorded Subdivision in the South 1/2 of Section 36, Township 4 South, Range 16 East, Columbia County, Florida being more particularly described as follows: Commence at the Northeast corner of the South 1/2 of said Section 36 and run South 88 degrees 28 minutes 39 seconds West along the North boundary of said South 1/2 a distance of 2458.40 feet to the Northwest corner of the Southeast 1/4; thence South 01 degrees 31 minutes 21 seconds East, 575.00 feet to a point on the South line of Sunnydale Road and the Point of Beginning; thence North 88 degrees 28 minutes 39 seconds East along said South line of Sunnydale Road, 210.00 feet; thence South 15 degrees 00 minutes 00 seconds East, 170.00 feet; thence South 79 degrees 03 minutes 09 seconds West, 415.25 feet to the East line of Brentwood Road; thence North 34 degrees 22 minutes 29 seconds West along said East line of Brentwood Road, 231.83 feet to the Point of Curve of a curve concave to the right and having a total central angle of 122 degrees 51 minutes 08 seconds and a radius of 25.00 feet; thence Northeasterly along the arc of said curve, 53.60 feet to the Point of Tangency, said point being on the South line of Sunnydale Road; thence North 88 degrees 28 minutes 39 seconds East, 264.79 feet to the Point of Beginning.

Also

Lot 8, Block F of Southwood Acres, an Unrecorded Subdivision in the South 1/2 of Section 36, Township 4 South, Range 16 East, being more particularly described as follows: Commence at the Northeast corner of the South 1/2 of Section 36, Township 4 South, Range 16 East, Columbia County, Florida and run South 88 degrees 28 minutes 39 seconds West along the North boundary of said South 1/2 a distance of 2458.40 feet to the Northwest corner of the Southeast 1/4; thence South 01 degrees 31 minutes 21 seconds East, 575.00 feet to a point on the South line of Sunnydale Road; thence North 88 degrees 28 minutes 39 seconds East along said South line of Sunnydale Road, 210 feet; thence South 15 degrees 00 minutes 00 seconds East, 170.00 feet to the Point of Beginning; thence continue South 15 degrees 00 minutes 00 seconds East 227.23 feet to a point on the North line of Glenwood Circle, said point being on the arc of a curve; thence Southwesterly along the arc of said curve concave to the left and having a total central angle of 28 degrees 13 minutes 39 seconds and a radius of 680.00 feet, a distance of 335.01 feet to the Point of Tangency, and curve, said point being also the point of a curve concave to the right and having a total central angle of 74 degrees 12 minutes 39 seconds and a radius of 25.00 feet; thence Northwesterly along the arc of said curve, 32.38 feet to the Point of Tangency, said point being on the East line of Brentwood Road, thence North 34 degrees 22 minutes 29 seconds West along said East line, Brentwood Road, 190.28 feet; thence North 79 degrees 03 minutes 09 seconds East, 415.25 feet to the Point of Beginning.