

Prepared by and return to:

Macy McRae
Downtown Title Co.
182 South Marion Avenue
Lake City, FL 32025

File No 2026-390

Parcel Identification No 26-4S-18-10414-000

Inst: 202612011674 Date: 05/27/2026 Time: 4:06PM
Page 1 of 2 B: 1569 P: 589, James M Swisher Jr, Clerk of Court
Columbia, County, By: MS
Denutv Clerk/Doc Stamp-Deed: 699.30

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

This indenture made the 21st day of May, 2026 between Terry Eason, a single woman, whose post office address is 360 Southeast Red Cason Drive, Lulu, FL 32061, of the County of Columbia, Florida, Grantor, to Elizabeth Diane Sparkman, whose post office address is 162 Southeast Townhomes Boulevard, Lake Butler, FL 32054, of the County of Union, Florida, Grantee:

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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

Lot B in Block I and Lot A in Block J, Township 4 South Range 18 East, Lulu, Florida.

Beginning 580 feet East of the Northwest corner of the Southwest 1/4 of Southeast 1/4 of Section 26, Township 4 South, Range 18 East, and run East 308 feet; South 1,320 feet; West 308 feet; North 1,320 feet to the Point of Beginning, and being in Section 26, Township 4 South, Range 18 East, except one acre sold to Crews. Begin at Southeast corner of Southwest 1/4 of Southeast 1/4 and run West 482 feet; North 65 feet, for a Point of Beginning;

Thence run West 210 feet; North 210 feet; East 210 feet, South 210 feet to a Point of Beginning in Section 26, Township 4 South, Range 18 East.

and

Southeast 1/4 of Northwest 1/4 of Section 35, Township 4 South, Range 18 East. And beginning 224.25 feet East of Northwest corner of Southwest 1/4 of Northeast 1/4 and run East 390 feet; thence South to State Highway #28; thence Northwest along Highway to a point 287.15 feet West of line dividing Northeast 1/4 of Northwest 1/4, thence North 199.95 feet to said Point of Beginning in Section 35, Township 4 South, Range 18 East. And beginning at the Northwest corner of the Southwest 1/4 of the Northeast 1/4, Section 35, Township 4 South, Range 18 East and running South 104.5 feet to GS&F Railroad right-of-way; thence Southeast along right-of-way line 287.15 feet; thence North 283.95 feet to quarter section line; thence West 224.25 feet to the Point of Beginning.

The Company must be provided with a properly executed survey describing the property to be insured.

The Company reserves the right to make additional requirements and/or exceptions as may be deemed necessary upon review.

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

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 covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant 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:

Macy McRae
WITNESS

PRINT NAME: Macy McRae

Ashlyn Purvis
WITNESS

PRINT NAME: Ashlyn Purvis

Terry Eason
Terry Eason

182 S. Marion Ave
Lake City, FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City, FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of May, 2026, by Terry Eason, ☐ who is/are personally known to me or ☒ who has/have produced DL as identification.

Macy McRae
Signature of Notary Public

Print, Type/Stamp Name of Notary

