

James M Swisher Jr

Clerk of the Circuit Court

Columbia County

PO Drawer 2069

Lake City, FL 32056-2069

**Official Records Receipt
Recording**

Username: Valeria

Changed By: Valeria

Receipt#: 320866

Payee Name: DOWNTOWN TITLE CO

Receipt Date: 09/09/2026

182 SOUTH MARION AVE

LAKE CITY, FL 32025

Escrow Balance:

Escrow Customer:

Instrument(s): 202612019724-BK1577/PG300-301-DEED

Details

CTY COMM JULY 1	\$4.00
Deed Doc Stamps	\$1,925.00
FACC JULY 1	\$0.20
Indexing	\$0.00
PRMTF JULY 1	\$3.80
Recording	\$9.00
Records Trust	\$1.50

Receipt Total: \$1,943.50

Amount Tendered: \$1,943.50

Amount Paid (including any fees): \$1,943.50

Overage: \$0.00

Check

Auth. Code: \$1,943.50 100281

Tender:

Card:

AID:

Payment Method:

TID:

Payment Variant:

MID:

Prepared by and return to:

Macy McRae

Downtown Title Co.

182 South Marion Avenue

Lake City, FL 32025

File No 2026-586-MM

Inst: 202612019724 Date: 09/09/2026 Time: 12:51PM
Page 1 of 2 B: 1577 P: 300. James M Swisher Jr, Clerk of Court
Columbia, County, By: VC
Deputy Clerk Doc Stamp-Deed: 1925.00

Parcel Identification No 33-3S-16-02434-108

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the **8th day of September, 2026** between **Sharon Joel Harkey, a single woman**, whose post office address is 1433 Brookwood Drive, Winston-Salem, NC 27106, of the County of Forsyth, North Carolina, Grantor, to **CRB Investment Properties, LLC, a Florida Limited Liability Company**, whose post office address is 7075 U.S. 27, Fort White, FL 32038, of the County of Columbia, 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 8, CYPRESS LAKE - PHASE II, a subdivision according to the plat thereof recorded in Plat Book 6, Page 32, of the Public Records of Columbia County, Florida.

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:

Sharon Joel Harkey
Sharon Joel Harkey

Charissa Moen
WITNESS
PRINT NAME: CHARISSA MOEN

315 MT ZION RD.
PINNACLE, NC 27043
WITNESS 1 ADDRESS

Jerry Moen
WITNESS
PRINT NAME: JERRY MOEN

3715 QUAKER CH. RD.
PINNACLE, NC 27043
WITNESS 2 ADDRESS

STATE OF ~~FLORIDA~~ NORTH CAROLINA
COUNTY OF ~~COLUMBIA~~ FORSYTH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 8th day of September, 2026, by Sharon Joel Harkey, ☐ who is/are personally known to me or ☒ who ~~has~~ have produced Drivers License as identification.

Charissa Moen
Signature of Notary Public

CHARISSA MOEN
Print, Type/Stamp Name of Notary

