

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20880 MD

Inst: 202612002917 Date: 02/10/2026 Time: 9:11AM
Page 1 of 2 B: 1560 P: 975, James M Swisher Jr, Clerk of Court
Columbia, County, By: MD
Deputy Clerk Doc Stamp-Deed: 336.00

WARRANTY DEED

This Warranty Deed is executed this 1st day of February, 2026, by Peter Marziliano, whose address is: 426 Little Clove Road, Staten Island, NY 10301, Grantors, to Kyle B. Wright and Sara Wright, Husband and Wife, whose post office address is 364 Southwest Fieldstone Court, Lake City, FL 32024, 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 situated, lying and being in Columbia, Florida, to-wit:

Parcel (1)

Lot 23, Magnolia Hills, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 189 and 190, of the Public Records of Columbia County, Florida.

Parcel (2)

Lot 24, Magnolia Hills, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 189 and 190, of the Public Records of Columbia County, Florida.

Grantor warrants that the property described herein is not now, nor has it ever been, nor contiguous to the homestead of Grantor(s).

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

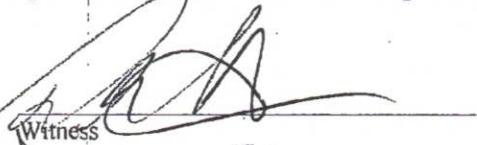
Subject to taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantees 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Witness

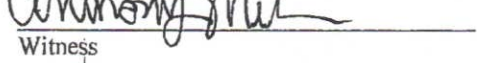
Dana Glass

Printed Name

552 Kosciuszko St.

Brooklyn, NY 11221

Witness Postal Address


Witness

ANTHONY MENDOLA

Printed Name

273 OLD WESTBURY Road

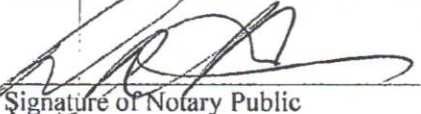
East MEADOW N.Y. 11554

Witness Postal Address


Peter Marziliano

STATE OF New York
COUNTY OF Kings

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of February, 2026, by Peter Marziliano, ☐ who is/are personally known to me or ☒ who has/have produced N.Y. Drivers License as identification.


Signature of Notary Public

Dana Glass

Print, Type/Stamp Name of Notary

DANA GLASS
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01GL0034145
Qualified in Kings County
Commission Expires Feb. 25, 2029