

This Instrument Prepared by & return to:

Name: **RAMEY BILLEYH**
Address: **440 NW SPRADLEY ROAD**
LAKE CITY, FL 32055

Inst: 202612012508 Date: 06/08/2026 Time: 11:07AM
Page 1 of 2 B: 1570 P: 10, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *mu*
Deputy Clerk Doc Stamp-Deed: 0.70

Parcel I.D. #: **04633-006**

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

THIS LIFE ESTATE DEED Made the 8TH day of **June**, A.D. 2026, by **RAMEY BILLEYH AND BEATRICE BILLEYH, HUSBAND AND WIFE**, hereinafter called the grantors, to **MARIA ROMERO**, whose post office address is **440 NW SPRADLEY ROAD, LAKE CITY, FL 32055**, A LIFE ESTATE, WITHOUT ANY LIABILITY FOR WASTE, AND WITH FULL POWER AND AUTHORITY IN SAID LIFE TENANTS TO SELL, CONVEY, MORTGAGE, LEASE OR OTHERWISE MANAGE AND DISPOSE OF THE PROPERTY DESCRIBED HEREIN IN FEE SIMPLE, WITH OR WITHOUT CONSIDERATION, WITHOUT JOINDER OF THE REMAINDERMAN, AND WILL FULL POWER AND AUTHORITY TO RETAIN ABSOLUTELY ANY AND ALL PROCEEDS THEREFROM; AND UPON DEATH OF THE LIFE TENANTS, THE REMAINDER, IF ANY, TO **RAMEY BILLEYH AND BEATRICE BILLEYH, HUSBAND AND WIFE**, whose post office address is **440 NW SPRADLEY ROAD, LAKE CITY, FL 32055**, hereinafter called the grantees:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument, singular and plural, the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

Witnesseth: That the grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the grantee all that certain land situate in **Columbia County, State of Florida**, viz:

SEE EXHIBIT "A" ATTACHED.

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

To Have and to Hold the same in fee simple forever.

And the grantor hereby covenant with said grantee that he is lawfully seized of said land in fee simple; that he has good right and lawful authority to sell and convey said land, and hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

In Witness Whereof, the said grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature
STEPHAN FANNING
Printed Name

Witness Address: **151 W DUVAL ST LAKE CITY, FL 32055**

[Signature]
Witness Signature
Stephan Fanning
Printed Name

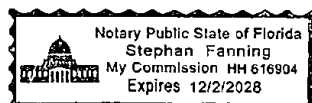
Witness Address: **151 W DUVAL ST
LAKE CITY, FL 32055**

[Signature] L.S.
RAMEY BILLEYH
Address: **440 NW SPRADLEY ROAD, LAKE CITY, FL 32055**

[Signature] L.S.
BEATRICE BILLEYH
Address: **440 NW SPRADLEY ROAD, LAKE CITY, FL 32055**

STATE OF FLORIDA
COUNTY OF COLUMBIA

8th The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of **June**, 2026, by **RAMEY BILLEYH AND BEATRICE BILLEYH** who are personally known to me or who have produced **DRIVER LICENSE** as identification.



[Signature]
Signature of Notary
Printed Name: **STEPHAN FANNING**
My commission expires:

EXHIBIT "A"
LEGAL DESCRIPTION:

A parcel of land containing a total area of 1.21 acres, more or less, lying, being and situate in the West 1/2 of the Northwest 1/4 of Section 33, Township 1 South, Range 17 East, Columbia County, Florida, being more particularly described as follows:

COMMENCE at a 4 inch concrete monument Labeled: RLS 1443, "PROVEN", located at the Southwest corner of said Northwest 1/4 of Section 33, and thence run North 01 degree 10 minutes 24 seconds West, along the West line of said Northwest 1/4 of Section 33, a distance of 921.36 feet to the POINT OF BEGINNING of the hereinafter described parcel of land; Thence continue running North 01 degree 10 minutes 24 seconds West, continuing along said West line of Northwest 1/4 of Section 33, a distance of 302.98 feet; thence run South 89 degrees 57 minutes 47 seconds East a distance of 173.81 feet; thence run South 01 degrees 10 minutes 24 seconds East a distance of 302.98 feet; thence run North 89 degrees 57 minutes 47 seconds West a distance of 173.81 feet to the POINT OF BEGINNING.

SUBJECT TO AND TOGETHER WITH a 30.00 foot Easement for ingress, egress and public utilities, over, under and across a strip of land lying 30 feet to the right (East) of the following described line:

COMMENCE at a 4 inch concrete monument Labeled: RLS 1443, "PROVEN", located at the Southwest corner of said Northwest 1/4 of Section 33, and thence run North 01 degree 10 minutes 24 seconds West, along the West line of said Northwest 1/4 of Section 33, a distance of 921.36 feet to the POINT OF BEGINNING of the hereinafter described 30.00 foot Easement; Thence continue running North 01 degree 10 minutes 24 seconds West, continuing along said West line of Northwest 1/4 of Section 33, a distance of 1227.12 feet to the intersection with the Southerly Right of way line of SW Spradley Road and the END of said 30.00 foot easement.