

This instrument prepared by & return to:
Jessie Mangum
The Curtis Law Firm, P.A.
103 N. Jefferson Street
Perry, FL 32347
Consideration: \$240,000.00
Our File: 2026-195

Inst: 202612017188 Date: 08/13/2026 Time: 8:26AM
Page 1 of 2 B: 1574 P: 2392, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC Deputy Clerk
Doc Stamp-Deed: 1680.00

General Warranty Deed

Made this 20th day of July, 2026 by 492 SE Lomond Avenue LLC, a Florida Limited Liability Company, whose post office address is: 6950 Stable Ct., Saint Cloud, FL 34771, hereinafter called the grantor, to: **David Thibodeaux and Amanda Shupp, Husband and Wife** whose post office address is: 458 NW Ivy Gln., Lake City, FL 32055 hereinafter called the grantee.

(Whenever used herein the term "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 corporations)

WITNESSETH: that the grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situated in **Columbia**, Florida, viz:

COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THENCE RUN N 01°03'22" W, ALONG THE WEST LINE OF THE NW 1/4 OF THE NW 1/4, 9.28 FEET TO THE SW CORNER OF LOT 2, CARTERS PLACE (UNRECORDED) AND THE POINT OF BEGINNING; THENCE CONTINUE N 01°03'22" W, ALONG SAID WEST LINE, 185.14 FEET; THENCE N 88°47'37" E, 300.25 FEET; THENCE S 01°07'58" E, 185.50 FEET; THENCE S 88°51'38" W, 300.50 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN MOBILE 2025 DW HOME SITUATE THEREON, VIN NUMBERS FL261000HA106430A AND FL261000HA106430B

TOGETHER WITH AN INGRESS AND EGRESS EASEMENT DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE NW 1/4 OF THE NW 1/4 OF SECTION 5, TOWNSHIP 3 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S 01°03'22" E, ALONG THE WEST LINE OF THE NW 1/4 OF THE NW 1/4, 176.01 FEET; THENCE N 88°48'25" E, 300.39 FEET TO THE POINT OF BEGINNING; THENCE N 01°07'58" W, 370.50 FEET; THENCE N 88°49'18" E, 60.15 FEET; THENCE S 01°01'50" E, 185.37 FEET; THENCE S 00°57'00" E, 184.96 FEET; THENCE S 88°39'38" W, 59.23 FEET TO THE POINT OF BEGINNING.

GRANTOR WARRANTS AT THE TIME OF THIS CONVEYANCE, THE SUBJECT PROPERTY IS NOT THE GRANTOR'S HOMESTEAD WITHIN THE MEANING SET FORTH IN THE CONSTITUTION OF THE STATE OF FLORIDA, NOR IS IT CONTIGUOUS TO OR A PART OF HOMESTEAD PROPERTY.

Parcel ID Number: **05-03S-17-04843-042**

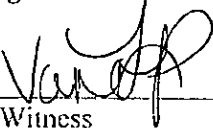
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

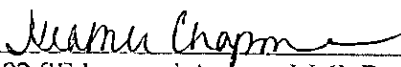
To Have and to Hold, the same in fee simple forever.

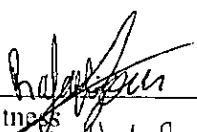
And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to 12/31/2025.

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

Signed, Sealed and Delivered in Our Presence:


Witness
VANESSA POTTER
Print Name
Address: 3335 13th Street
St. Cloud FL 34769

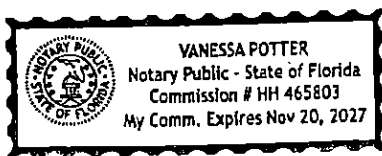

492 SE Lomond Avenue LLC. By:
Heather Chapman, Managing Member

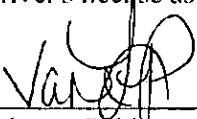

Witness
Rafael Ligores
Print Name
Address: 3335 13th Street
St. Cloud FL 34769

State of Florida
County of Osceola

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 21st day of July 2026 by Heather Chapman, Managing Member of 492 SE Lomond Avenue LLC who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]




Notary Public
Print Name: VANESSA POTTER
My Commission Expires: 11.20.27