

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2026-9889SW*

Parcel Identification No 01-3S-15-00134-005

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 4th day of September, 2026 between **Janet Lee Cheek, a Single Woman,**
and Gloria J. Santanelli, a Single Woman, whose post office address is **1621 NW Ogden Loop, Lake City,**
FL 32055, of the County of Columbia, State of Florida, Grantors, to **Ironwood Homes of Lake City, LLC, a**
Florida Limited Liability Company, whose post office address is **4109 W US Highway 90, Lake City, FL**
32055, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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 County, Florida, to-wit:

The East 229.55 feet of Parcel #1, Ogden Road

PARCEL #1: Commence at the Northeast corner of the Southeast 1/4 of the Southeast 1/4 of Section 1, Township 3 South, Range 15 East and run South 89 degrees 15 minutes 48 seconds West along the North line thereof, 236.15 feet for a Point of Beginning. Thence continue South 89 degrees 15 minutes 48 seconds West 545.99 feet; thence South 1 degrees 27 minutes 15 seconds East 645.51 feet; thence North 89 degrees 15 minutes 48 seconds East, 318.0 feet; thence South 86 degrees 53 minutes 35 seconds East, 211.37 feet; thence North 0 degrees 02 minutes 45 seconds East, 659.69 feet to the Point of Beginning. Columbia County, Florida.

Together with a 1970 PARL Mobile Home, Vehicle Identification Number: G4448.

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

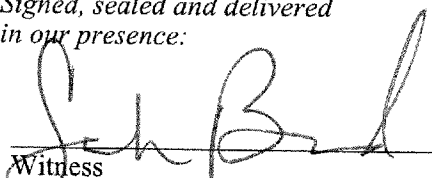
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

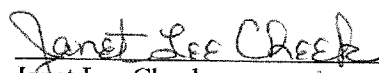
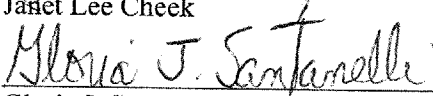
In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:


Witness

Print Witness Name and Address:

Sarah Burd
426 SW Commerce Dr. #145
Lake City, FL 32025


Janet Lee Cheek

Gloria J. Santanelli

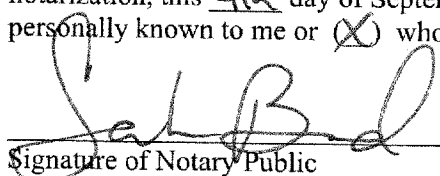

Witness

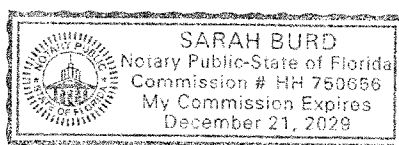
Print Witness Name and Address:

Savannah H. Raulerson
426 SW Commerce Dr.#145
Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of September, 2026, by Janet Lee Cheek and Gloria J. Santanelli, ☐ who is/are personally known to me or ☒ who has/have produced D.L. as identification.


Signature of Notary Public



Print, Type/Stamp Name of Notary