

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 2026-9755CC

Parcel Identification No 03-4S-16-02731-050

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WARRANTY DEED

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

This indenture made the 2nd day of July, 2026 between **Brian Cannon, a married man**, whose post office address is **1468 SW Main Boulevard Ste 105-207, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantor, to **Deborah Stephenson and James J. Stephenson, wife and wife**, whose post office address is **392 SW Bellflower Drive, Lake City, FL 32024**, of the County of Columbia, State of Florida, 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, situate, lying and being in Columbia County, Florida, to-wit:

Lot 50, of Preserve at Laurel Lake Unit 1, according to the Plat thereof, as recorded in Plat Book 9, Pages 19 through 25, inclusive, 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 covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants 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:

Justine Medina
Witness Justine Medina

Print Witness Name and Address:

1551 NE 180th ST

Citra FL 32113

Joshua Medina
Witness Joshua Medina

Print Witness Name and Address:

1551 NE 180th ST

Citra FL 32113

[Signature]
Brian Cannon

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 1st day of July, 2026, by Brian Cannon, ☐ who is/are personally known to me or ☒ who has/have produced Driver's License as identification.

Justine Medina
Signature of Notary Public

Justine Medina

Print, Type/Stamp Name of Notary

Notarized online using audio-video communication technology



Justine Medina
Electronic Notary Public
State of Florida
Commission #: Hh607282
Commission Expires: 11/24/2028