

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20976 MD

Inst: 202612010385 Date: 05/11/2026 Time: 9:42AM
Page 1 of 3 B: 1567 P: 2207, James M Swisher Jr, Clerk of Court
Columbia, County, By: TD
Deputy ClerkDoc Stamp-Deed: 4473.00

Warranty Deed

This Warranty Deed is executed this 5 day of May, 2026 by Thomas John Holmes and Haley Nicole Holmes, husband and wife, whose address is 1680 Old Wire Road, Lake City, FL 32024, hereinafter called the Grantor, to Gerald Lynn Bowen and Elba Espanol Bowen, husband and wife, whose address is 1680 Old Wire Road, Lake City, FL 32024, hereinafter called the Grantee:

(Wherever used herein the terms "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 corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$10.00)* and other good and valuable considerations to said Grantor, in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee and Grantee heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof.

Together With all 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, reservations, and limitations of record, if any.

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

And 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.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

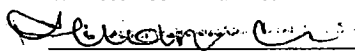
Signed, sealed and delivered in our presence:



Witness

Jordan A. Hallock
Printed Name

283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address



Witness

Sheldon Corbin
Printed Name

283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence
or ☐ online notarization, this 5 day of May, 2026, by Thomas John Holmes and Haley
Nicole Holmes, ☐ who is/are personally known to me or ☒ who has/have produced
FL DL as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



JORDAN A. HALLOCK
Notary Public
State of Florida
Comm# HH672821
Expires 5/5/2029

7-20976 MD

EXHIBIT "A"

Parcel A

Commence at the Southeast corner of Section 14, Township 5 South, Range 16 East, Columbia County, Florida; thence South 88°27'38" West, along the South line of said Section 14, a distance of 28.15 feet to a concrete monument on the West right-of-way line of SW Old Wire Road and the Point of Beginning; thence continue South 88°27'38" West, along said South line 846.90 feet; thence North 00°22'41" West, 342.56 feet; thence North 88°26'36" East, 847.42 feet to the aforementioned West right-of-way line; thence South 00°17'33" East, along said right-of-way line, 342.83 feet to the Point of Beginning.

Parcel B

Commence at the Southeast corner of Section 14, Township 5 South, Range 16 East, Columbia County, Florida; thence South 88°27'38" West, along the South line of said Section 14, a distance of 28.15 feet to a concrete monument on the West right-of-way line of SW Old Wire Road; thence North 00°17'33" West, along said right-of-way line, 342.83 feet to the Point of Beginning; thence South 88°26'36" West, 847.42 feet; thence North 00°22'41" West, 342.56 feet; thence North 88°25'34" East, 847.93 feet to the aforementioned West right-of-way line; thence South 00°17'33" East, along said right-of-way line, 342.83 feet to the Point of Beginning.

LESS AND EXCEPT: Commence at the Southeast corner of Section 14, Township 5 South, Range 16 East, Columbia County, Florida; thence South 88°27'38" West, along the South line of said Section 14, a distance of 28.15 feet to a concrete monument on the West right-of-way line of SW Old Wire Road and the Point of Beginning; thence continue South 88°27'38" West, along said South line, 846.90 feet; thence North 00°22'41" West, 257.18 feet; thence North 88°26'53" East, 847.29 feet to the aforementioned West right-of-way line; thence South 00°17'33" East, along said right-of-way line, 257.37 feet to the Point of Beginning.

ALSO LESS AND EXCEPT those lands as conveyed to Columbia County, Florida by deed recorded in Official Records Book 1191, Page 2223; and less and except the lands in Official Records Book 1242, Page 631; all of the public records of Columbia County, Florida.