

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 2026-9376CC

Parcel Identification No 15-4S-16-03023-001

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

This indenture made the 28th day of January, 2026 between Two Sistahs, LLC, a Florida Limited Liability Company, whose post office address is 3011 Live Oak Lane, Palmetto, FL 34221, of the County of Manatee, State of Florida, Grantor, to Walter W. Carman and Nancy L. Carman, Husband and Wife, whose post office address is 1007 State Road 990V, Gilboa, NY 12076, of the County of Schoharie, State of New York, 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:

The South 165.00 feet of the SE 1/4 of the SE 1/4 of Section 15, Township 4 South, Range 16 East, Columbia County, Florida. Less and Except the West 264.00 feet thereof and less existing road right-of-way for SW Sparrow Terrace.

Subject to an easement for ingress and egress over and across the north 15.00 feet thereof.

Together with a 1985, CONC double-wide mobile Vin# (s) 3358754895A & 3358754895B, Title# (s) 0041538521 & 0041538516. The titles for the referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.

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

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

Signed, sealed and delivered in our presence:

Jessica D Moore
Witness

Print Witness Name and Address:

Jessica D. Moore

426 SW Commerce Dr.#145

Lake City, FL 32025

Two Sistahs, LLC, a Florida Limited Liability Company

By: *Rhonda H. McDonald*
Rhonda H. McDonald, Member

Carlene C Crosier
Witness

Print Witness Name and Address:

Carlene C. Crosier

426 SW Commerce Dr.#145

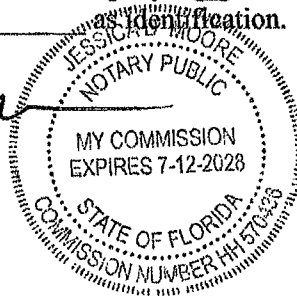
Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 28 day of January, 2026, by Rhonda H. McDonald, Member of Two Sistahs, LLC, a FL Limited Liability Company, on behalf of the company, () who is personally known to me or (X) who has produced *FLDL* as identification.

Jessica D Moore
Signature of Notary Public

Print, Type/Stamp Name of Notary



Justine Medina
Witness Justine Medina
Print Witness Name and Address:
1551 NE 180th ST
Citra FL 32113

Two Sistahs, LLC, a Florida Limited Liability Company

By: Taren H Myrick Member
Taren H. Myrick, Member

Joshua Medina
Witness Joshua Medina
Print Witness Name and Address:
1551 NE 180th St
Citra FL 32113

STATE OF FLORIDA
COUNTY OF Marion

The foregoing instrument was acknowledged before me by means of () physical presence or (X) online notarization, this 28th day of January, 2026, by Taren H. Myrick, Member of Two Sistahs, LLC, a FL Limited Liability Company, on behalf of the company, () who is personally known to me or (X) who has 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

