

This Instrument Prepared By:
DAVID C. BRAUN, ESQUIRE
265 SW Maryland Lane
Lake City, Florida 32025
(386) 697-3523

The preparer of this instrument has not conducted a title search and has not issued a title opinion or any policy of title insurance with respect to the property described in this instrument and the description of the real property herein set forth has been furnished by a party to this instrument.

Inst: 202612012415 Date: 06/05/2026 Time: 9:30AM
Page 1 of 2 B: 1569 P: 2530, James M Swisher Jr, Clerk of Court
Columbia, County, By: MH
Deputy Clerk Doc Stamp-Deed: 0.70

Tax Identification Parcel Number:

Space Above This Line For Processing Data

WARRANTY DEED

THIS WARRANTY DEED, made this 5th day of June, 2026, by and between, **Carolyn Parnell**, a single person, whose address is **1890 NW Jake Gln., Lake City, Florida 32055**, hereinafter called the Grantor, and **Donal Parnell**, a single person, whose address is **1890 NW Jake Gln, Lake City, FL 32055**, hereinafter called the Grantee

[Wherever used herein the terms "Grantor" and "Grantee" shall include all parties to this Instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations, trusts and trustees, whenever and wherever the context so admits or requires.]

WITNESSETH: That the said Grantor, for and in consideration of love and affection to said Grantor in hand paid by said Grantee, the receipt and sufficiency of which 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 the County of Columbia, State of Florida, to-wit:

A part of the NE ¼ of the NE ¼, Section 26, Township 2 S, Range 16 E, more particularly described as:

Commence at the SW corner of said NE ¼ of the NE ¼ and run N.00°47'49"W., a distance of 1319.94 feet; thence N.88°09'43"E., a distance of 159.50 feet to the POB; thence continue N.88°09'43"E., a distance of 118.00 feet; thence S.00°47'49"E., a distance of 375.00 feet; thence S.88°09'43"W., a distance of 118.00 feet; thence N.00°47'49"W., a distance of 375.00 feet to the POB. Containing 1.02 acres, more or less.

N.B. The property being devised is no longer a part of the Grantor's homestead.

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 December 31, 2025.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

Bill Rivers

Witness Signature

Printed Name Bill Rivers

2316 NW Taylor Magee Pl Lake City FL

Address

Susie Tyson

Witness Signature

Printed Name Susie Tyson

2972 NW Falling Creek Rd Lake City FL 32055

Address

Carolyn Parnell

Carolyn Parnell

1890 NW Jake Gln

Lake City, FL 32055

**STATE OF FLORIDA
COUNTY OF COLUMBIA**

The foregoing instrument was acknowledged before me by the physical presence ☒ or online notarization ☐ of CAROLYN PARNELL, to me ☒ personally known or ☐ known after production of a driver's license or ☐ as identification, this 5th day of June, 2026.

Suzanne Stewart
Signature of Notary

(Seal if any)



SUZANNE STEWART

Commission # HH 483468

Expires November 17, 2027

Suzanne Stewart
Printed/Typed Name of Notary
Notary Public, State of Florida at Large