

Prepared by and return to:
Macy McRae
Downtown Title Co.
182 South Marion Avenue
Lake City, FL 32025

File No 2026-444

Inst: 202612012673 Date: 06/09/2026 Time: 1:25PM
Page 1 of 2 B: 1570 P: 282, James M Swisher Jr, Clerk of Court
Columbia, County, By: MH
Denuty ClerkDoc Stamp-Deed: 52.50

Parcel Identification No 33-3S-17-06793-000

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 5th day of June, 2026 between Jonathan S. Fowler, whose post office address is 8892 East Bingham Road, Traverse City, MI 49684, of the County of Leelanau, Michigan, Grantor, to Clifton Kari, whose post office address is 7195 Southwest County Road 240, Lake City, FL 32024, of the County of Columbia, Florida, Grantee:

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 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, Florida, to-wit:

LOT 6, BLOCK 5, GOLF MANOR, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 3, PAGE 44, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

THE ABOVE DESCRIBED PROPERTY IS NOT NOR HAS IT EVER BEEN THE HOMESTEAD PROPERTY OF THE GRANTOR.

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

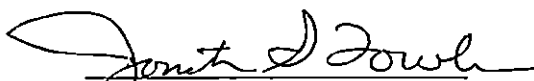
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

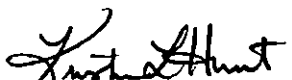
TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee 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.

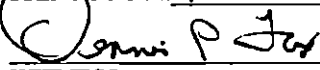
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:


Jonathan S. Fowler


WITNESS
PRINT NAME: Kristine L. Hunt

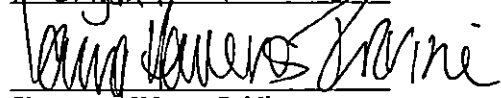
7130 Hilltop Ave
Traverse City, MI 49686
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: DENNIS P. FOX

784 S. Creek Court
Traverse City, MI 49696
WITNESS 2 ADDRESS

STATE OF ~~FLORIDA~~ Michigan
COUNTY OF ~~COLUMBIA~~ ~~Traverse~~ Grand Traverse

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 5th day of June, 2026, by Jonathan S. Fowler, (☐) who is/are personally known to me or (☒) who has/have produced Michigan Driver's Lic as identification.


Signature of Notary Public

Laura Havens Irvine
Print, Type/Stamp Name of Notary

LAURA HAVENS IRVINE
Notary Public, State of Michigan
County of Grand Traverse
My Commission Expires 10-04-2028
Acting in the County of Grand Traverse