

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: 25-081A

Parcel Identification No. 14-2S-16-01608-005

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Warranty Deed

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

This Indenture made this 24th day of April, 2025 between Amanda Kristi Preston, a married woman and Kevin William Cobb, Sr., a married man whose post office address is 14626 McGrady Rd, Wimauma, FL 33598 of the County of Hillsborough, State of Florida, grantor*, and 2911 Properties, LLC, a Florida Limited Liability Company whose post office address is 212 SW Cottage Glen, Lake City, FL 32024 of the County of Columbia, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 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's heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SECTION 14: A part of Section 14, Township 2 South, Range 16 East, more particularly described as follows: Commence at the Southeast corner of the NW 1/4 of NE 1/4 of said Section 14, and run S 89°20'59" W, 686.27 feet for a Point of Beginning, said point being on the West right-of-way of Marilyn Lane; thence S 0°59'12" W, along the said West right-of-way, 1247.64 feet to the North right-of-way of State Road #246, said Point being on a curve concave to the South, having a radius of 5758.25 feet, an included angle of 2°21'54"; thence Westerly along the arc of said curve for an arc distance of 237.68 feet to the end of said curve; thence S 86°40'42" W, 334.68 feet to the East right-of-way line of Morrell Road; thence N 0°47'44" E; along said right-of-way 1269.31 feet; thence N 89°20'59" E, 575.51 feet to the POINT OF BEGINNING, Columbia County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the state of Florida, nor is it contiguous to or a part of homestead property. Grantor's residence and homestead address is: 14626 McGrady Rd, Wimauma, FL 33598 and 3545 208th Street, Lake City, FL 32024.

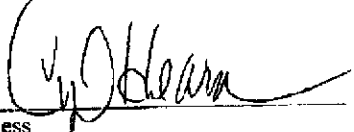
and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

----- Remainder Intentionally Left Blank -----

Signed, sealed and delivered in our presence:

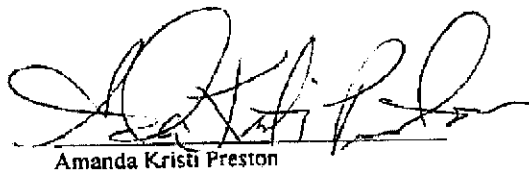


Witness

Printed Name: Cynthia Hearn

P.O. Address: 18731 NW US Highway 441

High Springs, FL 32643



Amanda Kristi Preston

Witness

Printed Name: Teresa P. Brannan

P.O. Address: 5045 SW Pine Mountain Rd

Lake City, FL 32024

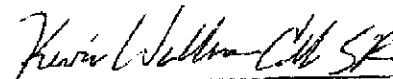


Witness

Printed Name: Cynthia Hearn

P.O. Address: 18731 NW US Highway 441

High Springs, FL 32643



Kevin William Cobb, Sr.

Witness

Printed Name: Bonice Phinney

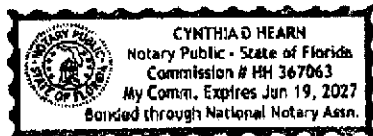
P.O. Address: 1030 SW Old Dogwood Terrace

Lake City, FL 32025

State of Florida
County of Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 24th day of April, 2025 by Amanda Kristi Preston and Kevin William Cobb, Sr. who ☐ are personally known or ☒ have produced drivers' licenses as identification.

[Seal]



Notary Public

Print Name: Cynthia D. Hearn

My Commission Expires: June 19, 2027