

Prepared by and return to:

Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20995 MD

Inst: 202612012882 Date: 06/11/2026 Time: 4:12PM
Page 1 of 3 B: 1570 P: 984, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 2009.00

WARRANTY DEED

This Warranty Deed is executed this 10 day of June, 2026, by 2911 Properties LLC, a Florida Limited Liability Company, whose address is: 212 Southwest Cottage Glen, Lake City, FL 32024, Grantors, to Joseph Melvin Gay, Jr and Pennie Depoy Gay, husband and wife, whose post office address is 2042 Van Sickle Road, Jacksonville, FL 32218, 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 situated, lying and being in Columbia, Florida, to-wit:

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

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

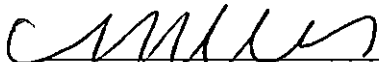
Subject to taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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:



Witness

Madison Van Hofwegen
Printed Name

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



Witness

Michael H. Harrell
Printed Name

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

2911 Properties LLC, a Florida Limited
Liability Company

By: 

David Morrell, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or
(☐) online notarization, this 10 day of June, 2026, by David Morrell, Manager of 2911
Properties LLC, a Florida Limited Liability Company, on behalf of the company, (☒) who
is/are personally known to me or (☐) who has/have produced
_____ as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary



MADISON VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH753871
Expires 1/8/2030

7-20995 MD

EXHIBIT "A"

Lot 1 of Bison Estates Minor Subdivision, according to the Plat thereof as recorded in Plat Book 10, Page(s) 32, of the Public Records of COLUMBIA County, Florida.

Together with a 2026 LIOH Doublewide Mobile Home with VIN# LOHGA10025362A and VIN# LOHGA10025362B.

These Mobile Home Titles have/will be retired with the Florida Department of Motor Vehicles according to Florida Statute Section 319.261 and hereafter always a part of this Real Property.