

Prepared by and return to:

Christy Sexton
Turner Title, Inc.
721 1st Avenue North
Suite 200
St. Petersburg, FL 33701
(727) 914-4590
File No TTI-3554

Parcel Identification No 14-4S-15-00363-210

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 13th day of January, 2026, between Oneil Brown, a married man, whose post office address is 3369 Salt Air Drive, 6-101, Ruskin, FL 33570, of the County of Hillsborough, Florida, Arville Brown, a married man, whose post office address is 33 Joan Street, Springfield, MA 01129, of the County of Hampden, Massachusetts, Harold Brown, a married man, whose post office address is 1385 Park Place, Brooklyn, NY 11213, of the County of Kings, New York, and Venetia Brown, a married woman, whose post office address is 9914 Avenue M, Brooklyn, NY 11236, of the County of Kings, New York, Grantors, to Donald Oxley and Ileana Oxley, husband and wife, as tenants by the entirety, whose post office address is 16321 Northwest 11th Street, Pembroke Pines, FL 33028, of the County of Broward, Florida, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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, Florida, to-wit:

Lot 10, "Pinemount Meadows", as per plat thereof, recorded in Plat Book 7, Page 168, of the Public Records of Columbia County, Florida.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors' homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor Oneil Brown's residence and homestead address is: 3369 Salt Air Drive, 6-101, Ruskin, FL 33570, Arville Brown's residence and homestead address is: 33 Joan Street, Springfield, MA 01129, Harold Brown's residence and homestead address is: 1385 Park Place, Brooklyn, NY 11213, and Venetia Brown's residence and homestead address is: 9914 Avenue M, Brooklyn, NY 11236.

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

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

Signed, sealed and delivered in our presence:

Arville Brown
Arville Brown

Amy A Kehr
WITNESS
PRINT NAME: Amy A Kehr

57 EXETER ST
WEST SPRINGFIELD MA 01089
WITNESS 1 ADDRESS

Hannah Stoyner
WITNESS
PRINT NAME: Hannah Stoyner

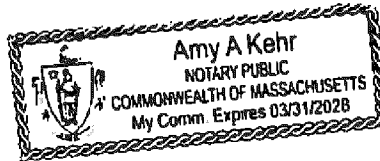
25 JOAN ST
WYBORHAM MA 01095
WITNESS 2 ADDRESS

STATE OF MASSACHUSETTES
COUNTY OF HAMPDEN


The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 12th day of January, 2026, by Arville Brown, who is/are personally known to me or who has/have produced MA DRIVERS LIC as identification.

Amy A Kehr
Signature of Notary Public

Amy A Kehr
Print, Type/Stamp Name of Notary




Signed/sealed and delivered in our presence:


Oneil Brown


WITNESS
PRINT NAME: Lisa Gudath

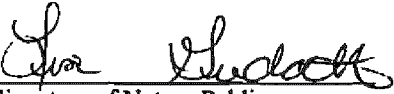
721 1st Avenue N, Suite 200
St. Petersburg, FL 33701
WITNESS 1 ADDRESS


WITNESS
PRINT NAME: Christy Sexton

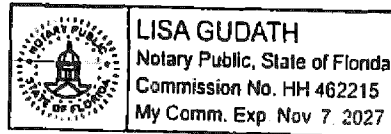
721 1st Avenue N, Suite 200
St. Petersburg, FL 33701
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this
13th day of January, 2026, by Oneil Brown, who is/are personally known to me or who has/have produced
Florida ID as identification.


Signature of Notary Public

Lisa Gudath
Print, Type/Stamp Name of Notary



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

Signed, sealed and delivered in our presence:

Harold Brown
Harold Brown

Venetia Brown
Venetia Brown

[Signature]
WITNESS
PRINT NAME: Coleen A Caesar

126-32 148th St.
Jamaica NY 11436
WITNESS 1 ADDRESS

Mordant Morris
WITNESS
PRINT NAME: Mordant M. Morris

2111 Albermarle Rd. 5C
Brooklyn NY 11226
WITNESS 2 ADDRESS

STATE OF NEW YORK
COUNTY OF ~~James~~ Queens

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of January, 2026, by Harold Brown and Venetia Brown, who is/are personally known to me or who has/have produced US Passport & NY SIDL as identification.

[Signature]
Signature of Notary Public
Coleen A Caesar
Print, Type/Stamp Name of Notary

