

Prepared By and Return To:

Danielle Sells
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 31st day of December, 2025, by Willie Daniel Bright, a single person, hereinafter called the Grantor, whose address is PO Box 908, Alachua, FL 32616 to Mitchell T Brown LLC, a Florida Limited Liability Company, whose post office address is: 881 S W CR 778, High Springs, FL 32643, hereinafter called the Grantee:

(Whenever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia County, Florida, more particularly described as follows:

BEGIN AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 AND RUN WEST 420.00 FEET;
THENCE RUN SOUTH 105.00 FEET; THENCE RUN EAST 420.00 FEET; THENCE RUN NORTH
105.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EXISTING ROAD RIGHT-OF-WAY FOR U.S. HIGHWAY NO. 41. BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE NE 1/4 OF SECTION 21, TOWNSHIP 7
SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN S.87°44'11"W., 50.00 FEET
TO THE POINT OF BEGINNING; THENCE CONTINUE S.87°44'11"W., 370.13 FEET; THENCE
S.01°55'23"E., 105.02 FEET; THENCE N.87°42'09"E., 262.68 FEET; THENCE N.02°13'26"W., 49.12
FEET; THENCE N.87°11'07"E., 20.43 FEET; THENCE N.01°59'23"W., 55.49 FEET TO THE POINT OF
BEGINNING.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 21-7S-17-10040-000

Subject to taxes accruing subsequent to December 31, 2025.

Subject to covenants, restrictions and easements of record, if any; however, this reference thereto shall not operate to reimpose same.

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.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year written below.

Signed, sealed and delivered in our presence:

[Signature]
Witness 1 Signature
Kevin Jamal Fitz
Witness 1 Printed Name

[Signature]
Willie Daniel Bright

Witness 1 Address: 10000 SW 52nd Ave
Orangeville FL 32608

[Signature]
Witness 2 Signature
Rosalyn E. Jones
Witness 2 Printed Name

Witness 2 Address: 5907 NW 20th St
Orangeville, FL 32653

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of December, 2025, by Willie Daniel Bright, who is/are personally known to me or who has/have produced HA DL as identification.

[Signature]
Signature of Notary Public
Rosalyn E. Jones
Print, Type/Stamp Name of Notary

