

Prepared by and return to:

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2025-9279CC

Parcel Identification No 01-6S-15-00490-007

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 15th day of January, 2026 between **Larry Long Huynh and Terry Mai Nguyen, Husband and Wife**, whose post office address is **1502 SW Wilson Springs Road, Fort White, FL 32038**, of the County of Columbia, State of Florida, Grantors, to **Francis James Direnzo and Angie D. Direnzo, Husband and Wife**, whose post office address is **5516 SW Ichetucknee Avenue, Fort White, FL 32038**, of the County of Columbia, State of 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 County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

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 fully 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:*



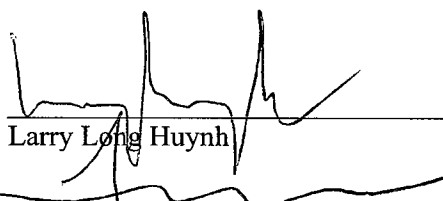
Witness

Print Witness Name and Address:

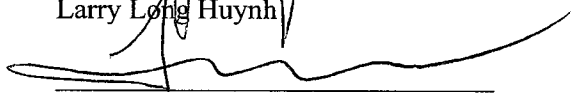
Jessica D. Moore

426 SW Commerce Dr.#145

Lake City, FL 32025



Larry Long Huynh



Terry Mai Nguyen



Witness

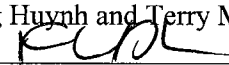
Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

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 15 day of January, 2026, by Larry Long Huynh and Terry Mai Nguyen, ☐ who is/are personally known to me or ☒ who has/have produced  as identification.



Signature of Notary Public

Print, Type/Stamp Name of Notary

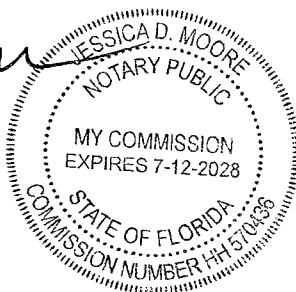


Exhibit "A"
Property Description

DESCRIPTION:

PARCEL 1

A PARCEL OF LAND LYING AND BEING IN SW 1/4 OF THE NE 1/4, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF NE 1/4, AND RUN THENCE N.00°19'52"W., ALONG THE WEST LINE OF SAID SW 1/4 OF NE 1/4, A DISTANCE OF 629.23 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N.00°19'52"W., ALONG THE SAID WEST LINE, A DISTANCE OF 374.38 FEET; THENCE N.89°51'48"E., 691.83 FEET, TO THE WESTERLY COUNTY MAINTAINED RIGHT-OF-WAY LINE OF SW YALE TERRACE; THENCE S.15°25'55"E., ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 87.07 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF CURVE HAVING A RADIUS OF 225 FEET, CENTRAL ANGLE OF 22°37'26", A ARC DISTANCE OF 88.84 FEET, A CHORD BEARING OF S.04°07'12"E., AND A CHORD DISTANCE OF 88.27 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE S.07°11'31"W., ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 203.24 FEET; THENCE S.03°59'40"W., ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 128.33 FEET; THENCE S.89°36'43"W., A DISTANCE OF 619.09 FEET; THENCE N.26°51'03"W., ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SW SPRUCE ROAD, A DISTANCE OF 145.49 FEET TO THE POINT OF BEGINNING.

PARCEL 2

A PARCEL OF LAND LYING AND BEING IN SW 1/4 OF THE NE 1/4, SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF SAID SW 1/4 OF NE 1/4, AND RUN THENCE N.00°19'52"W., ALONG THE WEST LINE OF SAID SW 1/4 OF NE 1/4, A DISTANCE OF 1003.61 FEET; THENCE N.89°51'48"E., A DISTANCE OF 721.02 FEET TO EASTERLY (COUNTY MAINTAINED) RIGHT-OF-WAY OF SW YALE TERRACE, AND THE POINT OF BEGINNING; THENCE S.19°54'22"E., ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 72.78 FEET; THENCE SOUTHEASTERLY ALONG AN ARC OF CURVE HAVING A RADIUS OF 215 FEET, A CENTRAL ANGLE OF 27°19'34", AN ARC DISTANCE OF 102.54 FEET, A CHORD BEARING OF S.06°14'35"E., AND CHORD DISTANCE OF 101.57 FEET, ALONG SAID WESTERLY RIGHT-OF-WAY; THENCE S.07°25'12"W., ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 209.95 FEET; THENCE S.04°23'19"W., ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 124.25 FEET; THENCE N.89°36'43"E., A DISTANCE OF 569.95 FEET; THENCE N.00°24'55"W., A DISTANCE OF 498.51 FEET; THENCE S.89°51'48"W., A DISTANCE OF 565.36 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT AND PORTION LYING WITHIN THE RIGHTS-OF-WAY OF SW YALE TERRACE AND SW SPRUCE ROAD.

Together with a 2024 CMHM double-wide mobile home VIN #S: WHC030612GAAAC & WHC030612GABAC, Title #s: 0161845313 & 0161845358. The titles for the referenced mobile home have been retired in accordance with Section 319.261, Florida Statutes.