

Prepared by and return to:

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File Number: **25-128A**

Parcel Identification No. **24-7S-16-04317-131**

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Warranty Deed

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

This Indenture made this **30th day of June, 2025** between **Cheryl E. Brainard, a single woman** whose post office address is **631 SW Unity Court, Fort White, FL 32038** of the County of **Columbia, State of Florida**, grantor*, and **Matthew C. Shockley and Jillian M. Shockley, Husband and Wife** whose post office address is **4368 Water Oak Lane Jacksonville, FL 32210** of the County of **Duval, 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:

A tract of land situated in Section 24, Township 7 South, Range 16 East, Columbia County, Florida, said tract of land being known as Tract 31 of LYN-DEE DAIRY, an unrecorded subdivision as surveyed by Alachua County Land Surveyors, Inc., and being more particularly described as follows:

Commence at a concrete monument (LS #3456) at the proven Northeast corner of the aforementioned Section 24, for a point of reference and run South 00° 38' 48" East, along the East line of said Section 24, a distance of 1,325.12 feet to the Northeast corner of the Southeast (1/4) of the Northeast (1/4) of said Section 24; thence run South 00° 07' 12" East, a distance of 1,333.69 feet; thence run South 89° 20' 05" West, a distance of 567.00 feet; thence run South 00° 24' 31" East, a distance of 640.08 feet to the point of beginning; thence continue South 00° 24' 31" East, a distance of 648.34 feet; thence run South 88° 27' 41" West, a distance of 670.45 feet to the East line of a 60 feet wide Columbia County road right of way as described in Official Records Book 237, Page 441, of the Public Records of Columbia County, Florida; thence run North 00° 41' 39" West, along said East line, a distance of 648.28 feet; thence run North 88° 27' 41" East, a distance of 673.69 feet to the true point of beginning.

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

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

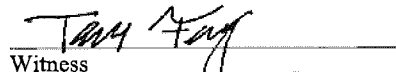
* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:


Witness

Printed Name: Bernice A. Flores
P.O. Address: 2125 S Webster St., Ste 101
Lakewood, CO 80227


Witness

Printed Name: Taylor Fidely
P.O. Address: 2125 S Webster St Ste 101
Lakewood, CO 80227

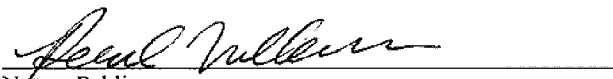
State of COLORADO
County of JEFFERSON

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 25th day of June, 2025 by Lauren Brainard as Attorney in Fact for Cheryl E. Brainard who ☐ is personally known or ☒ has produced a driver's license as identification.

[Seal]

PEARL VILLEZCA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184018958
MY COMMISSION EXPIRES MAY 2, 2026

Cheryl E Brainard by Lauren Brainard
Cheryl E. Brainard by as her attorney in fact
Lauren Brainard, as her Attorney-in-Fact


Notary Public
Print Name: Pearl Villerca
My Commission Expires: may 2, 2026