

Prepared by and return to:  
Michael H. Harrell  
Abstract and Title Services, Inc.  
283 Northwest Cole Terrace  
Suite B  
Lake City, FL 32055  
7-20878 MD

Inst: 202612006830 Date: 03/27/2026 Time: 11:21AM  
Page 1 of 2 B: 1564 P: 438, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *W*  
County Clerk Doc Stamp Deed: 168 00

## WARRANTY DEED

This Warranty Deed is executed this 12 day of <sup>APR</sup>~~February~~ March, 2026, by Joel Watley and Johnny Gaylard, whose address is: 154 SW Dante Terrace, Lake City, FL 32024, Grantor, to Donald Rodgers and his Wife, Liezel Minoza Alfar, whose post office address is 9400 Abercorn Street, Savannah, GA 31406, Grantee:

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 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 situated, lying and being in Columbia, Florida, to-wit:

Lot 8, Woodgate Village, Unit 2, according to the map or plat thereof, as recorded in Plat Book 5, Page(s) 84 and 84A, of the Public Records of Columbia County, Florida.

Grantor warrants that the property described herein is not now, nor has it ever been, nor contiguous to the homestead of Grantor(s).

**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** Grantors hereby covenant with the Grantee 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:

[Signature]  
Witness

[Signature]  
Joel Watley

Madison Van Hofwegen  
Printed Name

[Signature]  
Johnny Gaylard

283 NW Cole Terr Lake City FL 32055  
Witness Postal Address

[Signature]  
Witness

Amy Robinson  
Printed Name

283 NW Cole Terrace Lake City, FL 32055

Witness Postal Address

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12 day of ~~February~~ March, 2026, by Joel Watley and Johnny Gaylard,  who is/are personally known to me or  who has/have produced DL as identification.

[Signature]  
Signature of Notary Public

Print, Type/Stamp Name of Notary



MADISON VAN HOFWEGEN  
Notary Public  
State of Florida  
Comm# HM753671  
Expires 1/8/2030