

Prepared by and return to:

Macy McRae
Atlantic Title Firm
182 South Marion Avenue
Lake City, FL 32025

File No 2025-2847

Parcel Identification No 26-3S-15-00267-000

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WARRANTY DEED

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

This indenture made the **27th day of March, 2025** between **Douglas R. Yale, a Single Person**, whose post office address is 900 Southwest Koonville Avenue, Lake City, FL 32024, of the County of Columbia, Florida, Grantor, to **Christina Lynn Dennis, Successor Trustee of Trust Agreement of Carl W. Sorenson, Sr. dated September 18, 2018**, whose post office address is 900 Southwest Koonville Avenue, Lake City, FL 32024, of the County of Columbia, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.\$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, Florida, to-wit:

Part of the East 1/2 of the Southwest 1/4 of Section 26, Township 3 South, Range 15 East, Columbia County, Florida, more particularly described as follows:

Commence at the Northeast corner of the Southwest 1/4 of Section 26, Township 3 South, Range 15 East, Columbia County, Florida, and thence South 00°29'30" East, along the East line of said Southwest 1/4, a distance of 1,454.66 feet; thence continue South 00°29'30" East, along said East line, 1,192.66 feet to a concrete monument marking the Southeast corner of said Southwest 1/4; thence South 88°21'30" West, along the South line of said Southwest 1/4, a distance of 76.94 feet to a concrete monument on the West right-of-way line of County Road No. 252-A (A.K.A. SW Koonville Avenue) an 80 foot wide public right-of-way, and the Point of Beginning;

Thence continue South 88°21'30" West, still along said South line, 1,243.05 feet to a concrete monument marking the Southwest corner of lands described in Official Records Book (ORB) 1079, Page 2595, of the Official Records of Columbia County, Florida; thence North 00°22'48" West, along the West line of said lands described in Official Records Book 1079, Page 2595, a distance of 350.23 feet to a concrete monument, LS 4708; North 88°22'01" East, 1,244.67 feet to a concrete monument, LS 4708, set on the aforementioned West right-of-way line; thence South 00°06'49" East, along said West right-of-way line, 350.08 feet to the Point of Beginning.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 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 Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered in our presence:

Macy McRae
WITNESS
PRINT NAME: Macy McRae
Christy Wells
WITNESS
PRINT NAME: Christy Wells

Douglas R. Yale
Douglas R. Yale

182 S. Marion Ave
Lake City FL 32025
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City FL 32025
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization, this 27 day of March, 2025 by Douglas R. Yale, who () is/are personally known to me or who ☒ has/have produced DL as identification.

Macy McRae
Signature of Notary Public

Print, Type/Stamp Name of Notary



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025