

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 2026-9509AR

Parcel Identification No Parent Parcel 28-2S-16-01776-006

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This Indenture made the 14 day of May, 2026 between **Clifton G. Parnell, a Single Man**, whose post office address is **920 NW Baughn Street, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Kenneth M. Coffey and Linda S. Johnson, Husband and Wife**, whose post office address is **920 NW Baughn Street, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

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 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:

Begin at the Southeast corner of the Northwest one-quarter (NW 1/4) of the Southeast one-quarter (SE 1/4) of Section 28, Township 2 South, Range 16 East, Columbia County, Florida; thence run S.88°21'47" W., along the South line thereof, a distance of 331.06 feet; thence N.00°24'22"W., 840.18 feet; thence N.85°53'47"E., 71.77 feet; thence N.05°06'03"W., 449.66 feet to a point on the South right-of-way line of NW Baughn Street (a county maintained paved road); thence N.85°57'11"E., along the said South right-of-way line, a distance of 297.28 feet; thence S.00°22'42"E., 1304.75 feet to the Point of Beginning.

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

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 Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

Amy B. Ratliff
Witness

Clifton G. Parnell
Clifton G. Parnell

Print Witness Name and Address:
Amy B. Ratliff
426 SW Commerce Dr. #145
Lake City, FL 32025

Paula Cannon
Witness

Print Witness Name and Address:
Paula Cannon
150 NW Louisville
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 13th day of May, 2026, by Clifton G. Parnell, ☐ who is/are personally known to me or ☒ who has/have
produced Driver's license as identification.

Amy B. Ratliff
Signature of Notary Public

Print, Type/Stamp Name of Notary

