

Prepared by and return to:

Nicole Wells
Downtown Title Co.
182 South Marion Avenue
Lake City, FL 32025

File No 2026-332

Parcel Identification No 12-6S-16-03816-104

Inst: 202612005478 Date: 03/11/2026 Time: 2:02PM
Page 1 of 2 B: 1562 P: 2391, James M Swisher Jr, Clerk of Court
Columbia, County. By: VC *M*
Denvty ClerkDoc Stamm-Deed: 525.00

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WARRANTY DEED

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

This indenture made the 5th day of March, 2026 between **William Boliek and Judith Boliek, a married couple**, whose post office address is 335 Southwest 79th Way, North Lauderdale, FL 33068, of the County of Broward, Florida, Grantor, to **Frederick Matthew Prudoehl and Carla Ann Prudoehl, husband and wife**, whose post office address is 2844 SW Herlong St, Fort White, FL 32038, 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:

Section 12:

Parcel No. 4 East, of a survey by Donald F. Lee and Associates, Inc., dated April 3, 1997:

Part of the West 1/2 of said Section 12, being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of the Northwest 1/4 of said Section 12, and run South 0°35'40" East along the East line of the West 1/2 of said Section 12, 664.36 feet; thence South 88°38'33" West 661.44 feet to the Point of Beginning;

Thence continue South 88°38'33" West 330.72 feet; thence North 0°38'12" West 665.29 feet to the North line of said Section 12; thence North 88°41'48" East along the North line of said Section 12 330.88 feet; thence South 0°37'21" East 664.98 feet to the Point of Beginning.

LESS AND EXCEPT that portion set forth and described in Warranty Deed in favor of Columbia County, Florida, a political subdivision of the State of Florida, recorded December 31, 2014 in Official Records Book 1287, Page 119, having been corrected by Corrective Warranty Deed recorded January 22, 2015 in Official Records Book 1288, Page 441, of the Public Records of Columbia County, Florida.

The above described property is not nor has it ever been the homestead property of William Boliek and Judith Boliek.

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 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, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

[Signature] 3/5/26
William Boliek

Judith Boliek 3/5/26
Judith Boliek

2249 SW 15th
Deerfield Beach FL 33442
WITNESS 1 ADDRESS

335 SW 79th Way
North Lauderdale FL 33068
WITNESS 2 ADDRESS

[Signature]
WITNESS
PRINT NAME: Tangla Akins

Jane Johnson
WITNESS
PRINT NAME: Jane Johnson

STATE OF FLORIDA
COUNTY OF Broward

The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 5th day of March, 2026, by William Boliek and Judith Boliek, () who is/are personally known to me or () who has/have produced FL ID as identification.

[Signature]
Signature of Notary Public
Tangla Akins
Print, Type/Stamp Name of Notary

