

Prepared by and return to:

Crystal Lane Herring
Springs Title, LLC
13900 Tech City Drive
Suite 409
Alachua, FL 32615

File No

Parcel Identification No 13-6S-16-09696-130

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

This indenture made the 27TH day of MARCH, 2026 between **JEFFREY HOWARD CRANE, A MARRIED MAN, DEEDING NON HOMESTEAD PROPERTY.**, whose post office address is 22017 AQUA CT BOCA RATON, FL 33428, of the County of PAM BEACH, FLORIDA, Grantor, to **KEITH E. CAMILO AND JACQUELINE B. CAMILO, HUSBAND AND WIFE**, whose post office address is 19111 NW 23RD STREET, PEMBROKE PINES, FL 33029, of the County of BROWARD, 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:

SEE ATTACHED EXHIBIT "A"

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:

Heidy Estevz
WITNESS # 1 SIGN AND
PRINT NAME: Heidy Estevz

Janet Mossett
WITNESS # 2 SIGN AND
PRINT NAME: Janet Mossett

Jeffrey Howard Crane
JEFFREY HOWARD CRANE
1841 N. State Rd 7
Hollywood FL 33021
WITNESS 1 ADDRESS

1841 North State Rd 7
Hollywood FL 33021
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 27th day of MARCH, 2026, by JEFFREY HOWARD CRANE, () who is/are personally known to me or (X) who has/have produced _____ DL _____ as identification.

[Signature]
Signature of Notary Public

TUESDAY HALL
Print, Type/Stamp Name of Notary



Exhibit "A"

Parcel 30 of Tustenuggee Plantations Unit II:

A part of Section 13, Township 6 South, Range 16 East, Columbia County, Florida, being more particularly described as follows:

Commence at a 2" iron pipe at the Northeast corner of said Section 13 and run thence South 88°16'05" West, along the North boundary thereof, 1977.81 feet; thence South 00°24'11" East, 662.16 feet to the Point of Beginning; thence continue South 00°24'11" East, 662.16 feet; thence South 88°16'05" West, 659.66 feet to the West boundary of said Northeast 1/4, thence North 00°23'01" West, along said West boundary 662.17 feet; thence North 88°16'05" East, 659.47 feet to the Point of Beginning.

Together with a 60 foot ingress/egress easement described as follows:

A strip of land in Section 13, Township 6 South, Range 16 East, and Section 18, Township 6 South, Range 17 East, Columbia County, Florida, being 60 feet wide and lying 30 feet each side of the following described centerline:

Commence at an iron pipe at the Northwest corner of said Section 18 and run thence North 89°49'17" East, along the North boundary thereof, 657.94 feet; thence South 00°27'15" East, 1324.30 feet to the point of beginning of said centerline; thence South 89°49'17" West, 657.94 to reference point "D" on the East Line of said Section 13; thence South 88°16'05" West, 1319.32 feet to reference point "E"; thence South 00°25'13" East, 662.16 feet to reference point "F"; thence continue South 00°25'13" East 662.15 feet to the point of termination.

ALSO: Begin at reference point "F" and run South 88°16'05" West, 659.86 feet to the center of a cul-de-sac having a 50 foot radius and the point of termination.

ALSO: Begin at reference Point "E" run North 00° 25'13" West, 662.15 feet; thence South 88°16'05" West, 659.47 feet to the center of a cul-de-sac having a 50 foot radius and the point of termination.

ALSO: Begin at reference point "D" and run North 00°27'15" West, along said east line, 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the point of termination.

ALSO: Begin at reference Point "D" and run South 00°27'15" East along the said East line 662.15 feet to the center of a cul-de-sac having a 50 foot radius and the point of termination.