

Prepared by and return to:

Macy McRae
Downtown Title Co.
182 South Marion Avenue
Lake City, FL 32025

File No 2026-337

Parcel Identification No 10-3S-16-02054-022

Inst: 202612008779 Date: 04/20/2026 Time: 10:47AM
Page 1 of 2 B: 1566 P: 328, James M Swisher Jr, Clerk of Court :
Columbia, County, By: VC *MS*
Deputy Clerk Doc Stamp-Deed: 486.50

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

This indenture made the 15th day of April, 2026 between Lake City Property Developers, LLC, a Florida Limited Liability Company, and Stalvey Family Holdings, LLC, a Florida Limited Liability Company, whose post office address is 291 Northwest Main Boulevard, Lake City, FL 32055, of the County of Columbia, Florida, Grantor, to Jennifer Terrell, a single woman, whose post office address is 723 North West Pillsbury Drive, Lake City, FL 32055, 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 10:

Begin at the Northwest corner of the East 1/2 of the Southwest 1/4, Section 10, Township 3 South, Range 16 East, Columbia County, Florida, and run North 88°38'16" East along the North line of said East 1/2 of Southwest 1/4 a distance of 342.61 feet; thence South 2°00'35" East 545.13 feet; thence North 66°13'45" West, 347.53 feet; thence North 2°08'35" West, 328.53 feet to the point of curve concave to the left having a radius of 95.28 feet and a total central angle of 90°46'51"; thence Northwesterly along the arc of said curve 77.75 feet to the Point of Beginning.

LESS AND EXCEPT a 60 foot strip along the South side thereof for existing road.

In Columbia County, Florida.

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:

Lake City Property Developers, LLC, a Florida Limited Liability Company

By: Daniel Crapps
Daniel Crapps, Manager

Stalvey Family Holdings, LLC, a Florida Limited Liability Company

By: Brandon Stalvey
Brandon Stalvey, Member

Lisa Hicks
WITNESS
PRINT NAME: Lisa Hicks
Kristi L Ditter
WITNESS
PRINT NAME: Kristi L. Ditter

291 NW Main Blvd
Lake City FL 32055
WITNESS 1 ADDRESS
291 NW Main Blvd
Lake City FL 32055
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 15th day of April, 2026, by Daniel Crapps, Manager of Lake City Property Developers, LLC and Brandon Stalvey, Member of Stalvey Family Holdings, LLC, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.

Vera Lisa Hicks
Signature of Notary Public
Vera Lisa Hicks
Print, Type/Stamp Name of Notary

