

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20891 MD

Inst: 202612003467 Date: 02/17/2026 Time: 3:42PM
Page 1 of 3 B: 1560 P: 2430, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *[Signature]*
Deniv ClerkDoc Stamp-Deed: 476.00

Warranty Deed

This Warranty Deed is executed this 17 of February, 2026, by Alex Mathe, a Single Person and Katalin Mathe Ross, a Single Person, hereinafter called the Grantor, to Jody Blake, whose address is: 90 Northwest 110th Terrace, Plantation, FL 33324, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN DOLLARS (\$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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

See Exhibit "A" attached hereto and by this reference made a part hereof

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

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; 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:

[Signature]
Witness

Madison Van Hofwegen
Printed Name
283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address

[Signature]
Witness

Ally Robinson
Printed Name

283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address

[Signature]
Alex Mathe

[Signature]
Katalin Mathe Ross

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of February, 2026, by Alex Mathe and Katalin Mathe Ross, who is/are personally known to me or who has/have produced DL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary



MADISON VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH753871
Expires 1/8/2030



MADISON VAN HOFWEGEN
Notary Public
State of Florida
Comm# HH753871
Expires 1/8/2030

Exhibit "A"

LOT 5, CYPRESS LAKE HILLS, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE 82, PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

LESS AND EXCEPT: PART OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 35, THENCE RUN SOUTH 00 DEGREES 44'11" EAST ALONG THE EAST LINE OF SAID SECTION 35, A DISTANCE OF 97.64 FEET TO THE NORTHEAST CORNER OF LOT 5 OF CYPRESS LAKE HILLS, A SUBDIVISION RECORDED IN PLAT BOOK 5, PAGE 82, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00 DEGREES 44'11" EAST ALONG SAID EAST LINE OF SECTION 35, BEING ALSO THE EAST LINE OF SAID CYPRESS LAKE HILLS, A DISTANCE OF 24.38 FEET; THENCE NORTH 89 DEGREES 52'54" WEST, A DISTANCE OF 226.22 FEET TO A POINT ON A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 9960.00 FEET; THENCE RUN ALONG AND AROUND SAID CURVE A CHORD BEARING AND DISTANCE OF NORTH 89 DEGREES 55'13" WEST, 13.38 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW HORSE WAY, BEING ALSO THE WEST LINE OF SAID LOT 5; THENCE NORTH 00 DEGREES 43'41" WEST ALONG SAID EAST RIGHT OF WAY LINE, BEING ALSO SAID WEST LINE OF LOT 5, DISTANCE OF 25.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 5; THENCE SOUTH 89 DEGREES 37'22" EAST ALONG THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 239.62 FEET TO THE POINT OF BEGINNING.