

THIS INSTRUMENT PREPARED BY
AND RETURN TO:

MARLIN M. FEAGLE, ESQUIRE
MARLIN M. FEAGLE, ATTORNEY AT LAW, P.A.
153 NE Madison Street
Post Office Box 1653
Lake City, Florida 32056-1653
Florida Bar No. 0173248

27.00
1.70

\$27.70

The preparer of this instrument has performed no title examination nor has the preparer issued any title insurance or furnished any opinion regarding the title, existence of liens, the quantity of lands included, or the location of the boundaries. The names, addresses, tax identification numbers and legal description were furnished by the parties to this instrument.

Inst: 202612005918 Date: 03/18/2026 Time: 9:20AM
Page 1 of 3 B: 1563 P: 1019, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Denutv ClerkDoc Stamm-Deed: 0.70

WARRANTY DEED

THIS INDENTURE, made this 4th day of March, 2026 between PAMELA PETTYJOHN a single person, whose mailing address is 482 S W Riverside Ave., Fort White, Florida 32038, parties of the first part, Grantors, and HEATHER BROOKE CRAWFORD whose mailing address is 482 S W Riverside Ave., Fort White, Florida 32038, parties of the second part, Grantees,

W I T N E S S E T H:

That said Grantors, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS**, and other good and valuable considerations to said Grantors in hand paid by said Grantees, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantees, and Grantees' heirs, successors and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Tax Parcel No. 35-4S-16-03283-003 (Parent parcel)

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantors hereby covenant with said Grantees that the Grantors are lawfully seized of said land in fee simple; that the Grantors have good right and lawful authority to sell and convey said land; that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Marlin Feagle
Witness Signature

MARLIN Feagle
Print or type name

Address: 153 NE Madison Street
Lake City, Florida 32055

Terri B. Brown
Witness Signature

Terri B. Brown
Print or type name

Address: 153 NE Madison Street
Lake city, Florida 32055

Pamela Pettyjohn (SEAL)
PAMELA PETTYJOHN

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 4th day of March, 2026, by PAMELA PETTYJOHN who is personally known to me.

Terri B. Brown
Notary Public, State of Florida

My Commission Expires: 8/30/2029

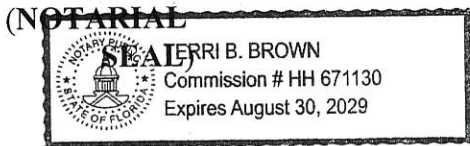


EXHIBIT "A"

DESCRIPTION:

COMMENCE AT THE SW CORNER OF THE NORTH 1/2 OF THE SW 1/4, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 16 EAST AND RUN N.89°03'55"E., ALONG THE SOUTH LINE OF SAID NORTH 1/2 OF THE SW 1/4, 1467.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.89°03'55"E., ALONG SAID SOUTH LINE, 339.86 FEET TO THE SE CORNER OF SAID NORTH 1/2 OF SW 1/4; THENCE N.07°50'02"E., ALONG THE EAST LINE OF SAID NORTH 1/2 OF SW 1/4, 649.13 FEET TO THE NE CORNER OF THE SOUTH 1/2 OF THE NORTH 1/2 OF SW 1/4; THENCE S.89°01'05"W., ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTH 1/2 OF SW 1/4, 339.86 FEET; THENCE S.07°50'16"W., 648.85 FEET TO THE POINT OF BEGINNING, CONTAINING 5.01 ACRES MORE OR LESS.

TOGETHER WITH A 30.00 FOOT EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30.00 FEET OF THE WEST 1467.00 FEET OF THE NORTH 1/2 OF THE SW 1/4, SECTION 35, TOWNSHIP 4 SOUTH, RANGE 16 EAST, LESS AND EXCEPT THAT PART WHICH LIES IN THE RIGHT-OF-WAY OF SW BISHOP AVENUE, SAID EASEMENT IS TO EXTEND OR CONTRACT AS NEEDED TO CREATE THE BOUNDARIES THEREOF.