

WARRANTY DEED

Grantor:

Dennis Davis
259 SW Lukeget Ct
Lake City, FL 32024

Inst: 202612012960 Date: 06/12/2026 Time: 2:25PM
Page 1 of 3 B: 1570 P: 1136, James M Swisher Jr, Clerk of Court
Columbia, County, By: MH
Deputy Clerk Doc Stamp Deed: 0.70

to

Grantee:

Kelly Guerra
259 SW Lukeget Ct
Lake City, FL 32024

Warranty Deed made by Kelly Guerra on this 10th day of June 2026

Property Transfer

That the Grantor, for and in consideration of the sum of \$0.00 and other valuable consideration, hereby grants, bargains, sells, and conveys to the Grantee the following described real property located in Columbia County, Florida

Legal Description:

See Exhibit A attached hereto and made a part hereof

Parent Parcel ID: 19-4S-16-03063-007

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

The Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of the property, has the right to convey it, and that the property is free from all encumbrances except as noted, and that the Grantor will warrant and defend the title against all lawful claims.

Signatures

Grantor Signature: 

Print Name: Dennis Davis

Grantee Signature: 

Print Name: Kelly Guerra

Witnesses:

Witness 1 Signature: ~~Reese~~

4298 150th place
LAKE city FL
32024

Print Name: Loretta Layton

Witness 2 Signature: Jessie Shepard

3360 150th PL
LAKE city FL 32024

Print Name: Jessie Shepard

Notary Acknowledgment

State of Florida

County of Columbia

The foregoing instrument was acknowledged before me this 12th day of June, 2026, by
Dennis Davis, who has produced known as identification.

Notary Public Signature: [Signature]

Print Name: John Davis

My Commission Expires: HH346526

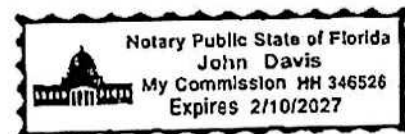


EXHIBIT A

DESCRIPTION:

A PART OF THE WEST 1/2 OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 4 SOUTH, RANGE 16 EAST, SUWANNEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 19; THENCE RUN N89°48'04"W, ALONG THE NORTH LINE OF SAID WEST 1/2 OF THE SOUTHWEST 1/4, A DISTANCE OF 260.13 FEET; THENCE RUN S01°10'09"E, A DISTANCE OF 1384.68 FEET TO AN IRON ROD ON THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND DESCRIBED AS PARCEL B IN OFFICIAL RECORDS BOOK 1000, PAGES 585 THROUGH 587, PUBLIC RECORDS OF SUWANNEE COUNTY, FLORIDA; THENCE RUN S01°06'45"E, A DISTANCE OF 385.05 FEET TO AN IRON ROD (PLS 4226) AND THE POINT OF BEGINNING; THENCE CONTINUE S01°06'45"E, A DISTANCE OF 248.86 FEET TO A CONCRETE MONUMENT (LB 7042) ON THE SOUTHEAST CORNER OF AFORESAID PARCEL B; THENCE RUN N89°20'17"W, ALONG THE SOUTH LINE OF SAID PARCEL B, A DISTANCE OF 331.70 FEET TO A CONCRETE MONUMENT (LB 7042); THENCE RUN N01°16'41"W, A DISTANCE OF 51.96 FEET TO A CONCRETE MONUMENT (LB 7042); THENCE RUN N89°06'42"W, A DISTANCE OF 12.98 FEET TO A CONCRETE MONUMENT (LB 7042); THENCE RUN N01°07'40"W, A DISTANCE OF 194.23 FEET TO AN IRON ROD (PLS 4226); THENCE RUN S89°46'28"E, A DISTANCE OF 344.81 FEET TO THE POINT OF BEGINNING. CONTAINING 1.94 ACRES, MORE OR LESS.

TOGETHER WITH AN SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS EASMENT NO. 1 IN AFORESAID OFFICIAL RECORDS BOOK 1000, PAGES 585 THROUGH 587.

ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS EASEMENT NO. 2 IN AFORESAID OFFICIAL RECORDS BOOK 1000, PAGES 585 THROUGH 587.