

Prepared By and Return To:
Ralph Deas
Summit Title of North Florida, LLC
4940 Emerson Street, Suite 105
Jacksonville, FL 32207
File Number: 2025-705
Parcel ID: 27-3S-16-02317-003

Inst: 202512029411 Date: 12/31/2025 Time: 3:12PM
Page 1 of 2 B: 1557 P: 1477, James M Swisher Jr, Clerk of Court
Columbia, County, By: MD
Dputy Clerk Doc Stamp-Deed: 105.00

General Warranty Deed

Made this December 11, 2025, by **Irene Vunk**, whose post office address is **778 Northwest Cambridge Hill Way, Lake City, FL 32054**, hereinafter called the Grantor, to **Gerald Edgar Corbett**, a single person, whose post office address is **5762 Pine Crest Road, Live Oak, FL 32060**, hereinafter called the Grantee:

(Whenever used herein the term "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 corporations)

Witnesseth, that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the Grantee, all that certain land situate in Columbia, Florida, more particularly described as follows:

Lot 3 of Turner Meadows, a subdivision according to the Plat thereof recorded in Plat Book 4, Page 71 of the Public Records of Columbia County, Florida; less and except The West 12 feet of The East 164 feet of said Lot 3.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 27-3S-16-02317-003

Subject to taxes accruing subsequent to December 31, 2024.

Subject to covenants, restrictions and easements of record if any; however, this reference thereto shall not operate to reimpose same.

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 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; and that said land is free of all encumbrances.

In Witness Whereof, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Kyleigh Callender
Witness 1 Signature

Irene Vunk
Irene Vunk

Printed Name: Kyleigh Callender
Mailing Address: 287 DE Hernandez
Ave., Lake City, FL 32025

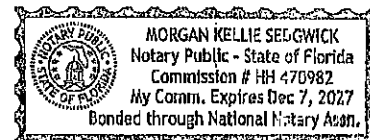
Morgan Sedgwick
Witness 2 Signature

Printed Name: Morgan Sedgwick
Mailing Address: 287 DE Hernandez
Ave., Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this December 11, 2025 by Irene Vunk.

Morgan Kellie Sedgwick
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: _____ OR Produced Identification: ☒
Type of Identification Produced: FL Drivers License