

Prepared by and return to.

Robert Stewart
Sky Title, LLC dba Lake City Title
426 SW Commerce Drive #145
Lake City, FL 32025
(386) 758-1880
File No 2026-9814SW*

Parcel Identification No 01-3S-15-00134-003

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WARRANTY DEED

(STATUTORY FORM — SECTION 689 02, F S)

This indenture made the 3rd day of August, 2026 between **Legicy Investments LLC, a Florida Limited Liability Company**, whose post office address is **385 NW Ash Drive, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Leo Paul Cormier Jr. and Kim Rhonda Cormier, Husband and Wife**, whose post office address is **1685 NW Ogden Loop, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia County, Florida, to-wit:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of Section 1, Township 3 South, Range 15 East, Columbia County, Florida and run S 89°15'48"W, 465.77 feet to the Point of Beginning; thence continue S89°15'48"W, 316.37 feet; thence S01°27'15"E, 645.51 feet; thence N89°15'48"E, 299.47 feet; thence N00°02'45"E, 645.52 feet to the Point of Beginning.

Together with a 2026 CHAMP doublewide mobile home Vin# (s) FL261000HA106930A and FL261000HA106930B, Title# (s) 162464778 and 162465022. The titles for the above referenced mobile home have been retired in accordance with section 319.261, Florida Statutes.

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

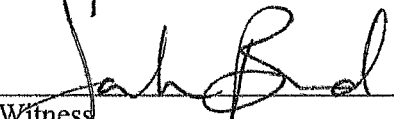
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

To have and to hold the same in fee simple forever.

And Grantor hereby covenant with the Grantees 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, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
in our presence:

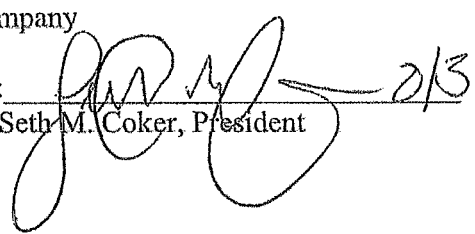

Witness
Print Witness Name and Address:

Sarah Burd
426 SW Commerce Dr. #145
Lake City, FL 32025


Witness
Print Witness Name and Address:

Savannah H. Boulanger
426 SW Commerce Dr. #145
Lake City, FL 32025

Legicy Investments LLC, a Florida Limited Liability Company

By:  2/3
Seth M. Coker, President

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 3rd day of August, 2026, by Seth M. Coker, President of Legicy Investments LLC, a FL Limited Liability Company, on behalf of the company, ☐ who is/are personally known to me or ☒ who has/have produced D.L. as identification.


Signature of Notary Public

