

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20977 MD

Inst: 202612011462 Date: 05/22/2026 Time: 11:04AM
Page 1 of 3 B: 1569 P: 25, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *dp*
Deputy Clerk Doc Stamp-Deed: 6440.00

WARRANTY DEED

This Warranty Deed is executed this 21 day of May, 2026, by Keith W. Brown and Donna S. Brown, husband and wife, whose address is: 757 Southwest Ridge Street, Lake City, FL 32024, Grantors, to Katee Ann Robey and Gary D. Robey, wife and husband, whose post office address is 757 Southwest Ridge Street, Lake City, FL 32024, Grantees:

Witnesseth, that said Grantors, for and in consideration of the sum of *TEN DOLLARS* (U.S.\$10.00) and other good and valuable considerations to said Grantors, 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 situated, lying and being in Columbia, Florida, to-wit:

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

Grantor warrants that the property described herein is not now, nor has it ever been, nor contiguous to the homestead of Grantor(s).

Together with all the 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, easements, reservations and limitations of record, if any.

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

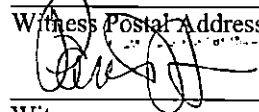
And Grantors hereby covenant with the Grantees that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

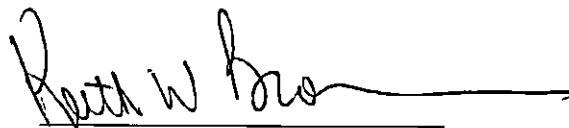
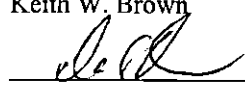
Signed, sealed and delivered in our presence:


Witness

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

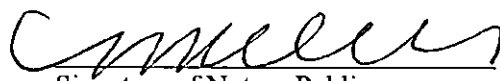

Witness Postal Address

Donna S. Brown
Witness
Pamela J. Sastre
Printed Name
283 NW Cole Terrace Lake City, FL 32055
Witness Postal Address


Keith W. Brown

Donna S. Brown

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or
☐ online notarization, this 2nd day of May, 2026, by Keith W Brown and Donna S Brown,
☐ who is/are personally known to me or ☐ who has/have produced
DL as identification.


Signature of Notary Public

Print, Type/Stamp Name of Notary



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

7-20977 MD

EXHIBIT "A"

Lot 8, OAK RIDGE ESTATES UNIT II, a subdivision according to the plat thereof recoded in
Plat Book 5, Pages 40-40A, Public Records of Columbia County, Florida.