

Prepared By and Return To:

Ralph Deas
Summit Title of North Florida, LLC
4940 Emerson Street, Suite 105
Jacksonville, FL 32207
File Number: 2026-744
Parcel ID: R03265-101

Inst: 202612003470 Date: 02/17/2026 Time: 3:54PM
Page 1 of 2 B: 1560 P: 2436, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC/M
Deputy Clerk Doc Stamp-Deed: 2156.00

General Warranty Deed

Made this February 11, 2026, by Sarah Deas, a married woman, whose post office address is 5025 SW Lake Baisden Loop, Jasper, FL 32052, hereinafter called the Grantor, to Vernon Perry and Teresa Perry, Husband and Wife,, whose post office address is 1070 Southwest Mauldin Avenue, Lake City, FL 32024, 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)

Witneseth, 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 1, Mauldin Woodlands, according to the map or plat thereof, as recorded in Plat Book 6, Page(s) 176 and 177, of the Public Records of Columbia County, Florida.

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: R03265-101

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.

WARRANTY DEED

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:

Brittany Keys
Witness 1 Signature

Sarah M. Deas
Sarah Deas

Printed Name: Brittany Keys
Mailing Address: 227 SE
Hernando Ave Lake City FL 32025

Brooke Parrish
Witness 2 Signature

Printed Name: Brooke Parrish
Mailing Address: 227 SE
Hernando 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 February 11, 2026 by Sarah Deas.

Brooke Parrish
Signature of Notary Public
Print, Type/Stamp Name of Notary



BROOKE PARRISH
Notary Public
State of Florida
Comm# HH472042
Expires 12/11/2027

Personally known: ☒ OR Produced Identification: _____
Type of Identification Produced: _____

WARRANTY DEED