

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 2026-9371SW

Parcel Identification No 12-3S-16-02080-000

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WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 20th day of April, 2026 between **Atrac Properties, LLC, a Florida Limited Liability Company**, whose post office address is **295 NW Commons Loop #115-177, Lake City, FL 32055**, of the County of Columbia, State of Florida, Grantor, to **Alpata Earth Rentals LLC, a Florida Limited Liability Company**, whose post office address is **830-13 A1A North, Ponte Vedra Beach, FL 32082**, of the County of St. Johns, State of Florida, Grantee:

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

Begin at the Southeast corner of the Southwest 1/4 of Southeast 1/4 of Section 12, Township 3 South, Range 16 East, and run West along the Section line 200 feet; thence North parallel to the East line of said Southwest 1/4 of the Southeast 1/4 871 feet; thence East 200 feet; thence South 871 feet to the point of beginning, located in Columbia County, Florida.

Less and except any portion thereof lying within a public road right of way.

Together with a 2020, SCTB Singlewide with VIN# SBHGA22001635
Together with a 1995 FLEE Doublewide with VIN# GAFLR05A22562CW & GAFLR05B22562CW;
Together with a 1995 GENE Singlewide with VIN# GMHGA251944755;
Together with a 2021, SCTB Singlewide with VIN# SBHGA22002483
Together with a 1997 LIMI Singlewide with VIN# FLA14611511;
Together with a 2007 SCTB Singlewide with VIN# SBHGA1460602172;
Together with a 1999 COUG Singlewide with VIN# GMHGA2049922869;

The titles for the above referenced mobile homes have been retired in accordance with Section 319.261, Florida Statutes.

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

Warranty Deed

appertaining.

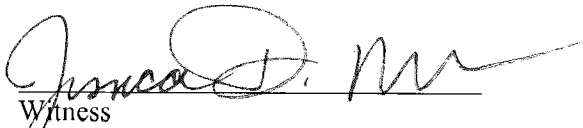
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee 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.

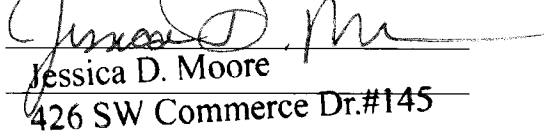
In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

*Signed, sealed and delivered
in our presence:*



Witness

Print Witness Name and Address:



Jessica D. Moore
426 SW Commerce Dr.#145

Lake City, FL 32025



Witness

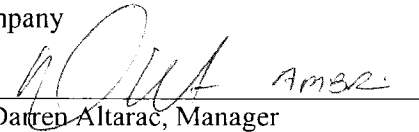
Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr.#145

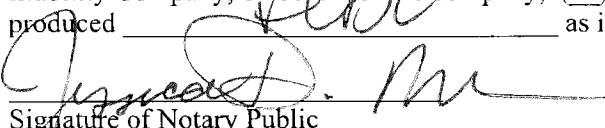
Lake City, FL 32025

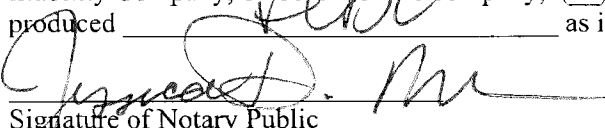
Atrac Properties, LLC, a Florida Limited Liability
Company

By:  AMB

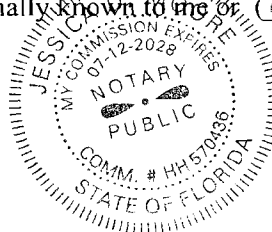
Darren Altarac, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of (☒) physical presence or (☐) online notarization, this 20 day of April, 2026, by Darren Altarac, Manager of Atrac Properties, LLC, a FL Limited Liability Company, on behalf of the company, (☐) who is/are personally known to me or (☒) who has/have produced  as identification.



Signature of Notary Public



Warranty Deed