

Sales Price: \$39,000.00
Doc Stamps: \$273.00

PREPARED BY & RETURN TO:

Name: MORGAN L. WILLIAMS, an employee of
Address: 757 W. DUVAL STREET
LAKE CITY, FL 32055
File No. 25-10008
Parcel No.: R10524-003

Inst: 202512025205 Date: 11/03/2025 Time: 2:55PM
Page 1 of 1 B: 1553 P: 677, James M Swisher Jr, Clerk of Court
Columbia, County, Fl: VC
Denary ClerkDoc Stamp-Deed: 273.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 31st day of October, 2025, by SUSAN DOUGLAS, hereinafter called the Grantor, to REALE DEVELOPMENT LLC., A FLORIDA LIMITED LIABILITY COMPANY, having its principal place of business at 5704 BUCHANAN DR. FORT PIERCE, FL 34982, hereinafter called the Grantee:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate in County of Columbia, State of Florida, viz:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4, SECTION 32, TOWNSHIP 4 SOUTH, RANGE 18 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE SOUTH 88 DEGREES 16'01" WEST, 546.90 FEET; THENCE RUN NORTH 01 DEGREES 25'46" WEST, 198.25 FEET; THENCE RUN SOUTH 88 DEGREES 16'01" WEST, 153.85 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 16'01" WEST, 151.55 FEET; THENCE RUN NORTH 01 DEGREES 25'46" WEST, 130.00 FEET; THENCE RUN NORTH 88 DEGREES 16'01" EAST, 180.90 FEET; THENCE RUN SOUTH 01 DEGREES 44'28" WEST, 53.12 FEET; THENCE RUN SOUTH 17 DEGREES 28'28" WEST, 81.51 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.


SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

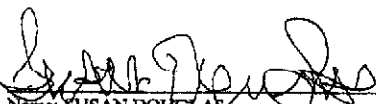
TO HAVE AND TO HOLD the same in fee simple forever.


And the Grantor hereby covenants with the 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 and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2025.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

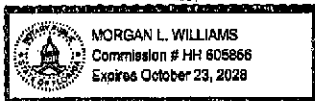

Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W Duval St.
Lake City, FL 32055



Name: SUSAN DOUGLAS
Address: 138 SE MARROW CT., LAKE CITY, FL 32025


Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W Duval St.
Lake City, FL 32055

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31st day of October, 2025, by SUSAN DOUGLAS, who is personally known to me or who has produced Driver's License as identification.




Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10-23-28