

Prepared by and return to:

Macy McRae
Downtown Title Co.
182 South Marion Avenue
Lake City, FL 32025

Inst: 202612004449 Date: 02/27/2026 Time: 2:00PM
Page 1 of 2 B: 1561 P: 2197, James M Swisher Jr, Clerk of Court
Columbia, County, By: MD
Deputy ClerkDoc Stamp-Deed: 2029.30

File No 2026-290

Parcel Identification No 11-4S-16-02919-255

[Space Above This Line For Recording Data]

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

This indenture made the 27th day of February, 2026 between Holly Frazier, a single woman, whose post office address is 1176 Southeast Inglewood Avenue, Lake City, FL 32025, of the County of Columbia, Florida, Grantor, to Anthony McDaniel, whose post office address is 253 Southwest Edna Court, Lake City, FL 32024, of the County of Columbia, 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, Florida, to-wit:

Lot 55 of EMERALD FOREST PHASE 3, according to the plat thereof, as recorded in Plat Book 6, Page 85, of the Public Records of Columbia County, Florida.

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

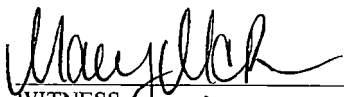
Subject to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the 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.

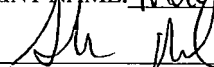
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:



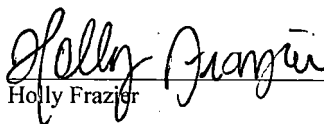
WITNESS

PRINT NAME: Macy McRae



WITNESS

PRINT NAME: Sarah Neal



Holly Frazier

182 S. Marion Ave
Lake City, FL. 32025

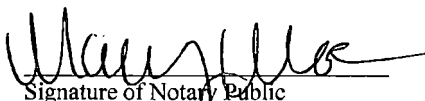
WITNESS 1 ADDRESS

182 S. Marion Ave
Lake City, FL. 32025

WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 27th day of February, 2026, by Holly Frazier, ☒ who is/are personally known to me or ☐ who has/have produced _____ as identification.



Signature of Notary Public

Macy McRae

Print, Type/Stamp Name of Notary



MACY McRAE
Notary Public
State of Florida
Comm# HH711129
Expires 12/8/2029