

This Instrument Prepared By:
RALPH R. DEAS, ESQUIRE
227 SE Hernando Avenue
Lake City, Florida 32025
Telephone: (386) 754-0771

The Preparer of this Instrument has prepared NO Title Examination nor has the Preparer issued any Title Insurance or furnished any opinion regarding title, existence of liens, quantity of lands included, or the location of boundaries. The names, addresses, tax identification numbers and legal description are furnished by a party to this Instrument.

Inst: 202612017001 Date: 08/11/2026 Time: 1:26PM
Page 1 of 2 B: 1574 P: 1740, James M Swisher Jr, Clerk of Court
Columbia, County, By: MH **AK**
Deputy Clerk Doc Stamp-Deed: 0.70

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and executed this 5th day of August 2026, by and between **Vanessa Rende**, P.O. Box 1182, Lake City, Florida 32056, Grantor, to **Robert Rogers and Stephanie Rogers, husband and wife**, whose address is 153 SW Alterations Glen, Lake City, Florida 32025, Grantee(s).

WITNESSETH:

That, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other valuable considerations in hand paid by the said Grantees to the said Grantor, the receipt and sufficiency whereof are hereby acknowledged, the said Grantor has granted, bargained and sold to the said Grantees, and Grantees' heirs and assigns forever, the following-described lot, piece, or parcel of real property, situate, lying and being in Columbia County, Florida, to-wit:

Parcel 1:

The East one-third (1/3) of the South three-fourths (3/4) of the East one-half (1/2) of the Northeast one-quarter (NE 1/4) of the Northeast one-quarter (NE 1/4) of Section 34, Township 4 South, Range 18 East, Columbia County, Florida.

Parcel 2:

Lot A, Block I, Town of Lulu, according to the map or plat thereof as recorded in Plat Book 2, Page 100, of the Public Records of Columbia County, Florida, together with the South one-half (1/2) of that certain unnamed street closed pursuant to Resolution No. 2009R-8, recorded in Official Records Book 1171, Page 532, of said Public Records.

Tax Parcel No.: 34-4S-18-10546-000

The above property is not the homestead property of the Grantor.

N.B.: Grantor is giving this deed pursuant to the Mediated Settlement Agreement in that cause styled Rogers v. Rende, Columbia County Circuit Court Case Number 2026-CA-87. Grantor is not giving this deed as additional security for the promissory note secured by said Mortgage but as a full conveyance of her interest in the above-described real property to Grantees.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, forever.

And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple and that Grantor has good right and lawful authority to convey the same and that Grantor warrants the title to the above-described property and will defend the same against the claims of all persons claiming by, through or under the Grantor.

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

Signed, sealed and delivered
In Presence of

Brittany Keys
Signature of witness

Vanessa Rende
Vanessa Rende

Brittany Keys
Printed/Typed Name of Witness

227 SE Hernandez Ave.
Address Lake City, FL 32062

[Signature]
Signature of witness

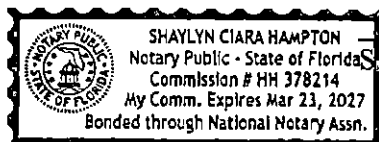
Ralph R. Deas
Printed/Typed Name of Witness

227 SE Hernandez Ave
Address Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing Special Warranty Deed was acknowledged 1 by physical presence OR remotely before me by Vanessa Rende, to me personally known OR known after production of FL Driver License as identification on 5th day of August 2026.

(Seal if any)



[Signature]
Signature of Notary
Shaylyn Hampton
Printed/Typed Name of Notary
Commission Expires: