

Prepared By and Return To:
Jonathan Rocco
Landmark Title, LLC
7220 Financial Way
Jacksonville, FL 32256

General Warranty Deed

Made effective the 17th day of November, 2025, by Brady Hamric and Jessica Hamric, a married couple, hereinafter called the Grantor, whose address is 380 Southwest Phoenix Glenn, Fort White, FL 32038 to Alice M. Quirk, a single person, whose post office address is: 442 Southwest Phoenix Glenn, Fort White, FL 32038, 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)

Witnesseth, 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 County, Florida, more particularly described as follows:

PARCEL "A"

THAT PART OF THE N 1/2 OF THE SE 1/4 OF SW 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SE 1/4, SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST; COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 2 DEG. 56'36" WEST ALONG THE EAST LINE OF SAID SW 1/2 OF SE 1/4, 1326.95 FEET TO THE NORTH LINE OF THE S 1/2 OF SAID SECTION 10, THENCE S 87 DEG. 16'31" WEST ALONG SAID NORTH LINE, 1342.35 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE S 87 DEG. 16'31" WEST ALONG SAID NORTH LINE, 652.86 FEET, THENCE S 2 DEG. 56'02" EAST, 669.54 FEET TO THE SOUTH LINE OF THE N 1/2 OF SE 1/4 OF SW 1/4, THENCE N 87 DEG. 06'13" EAST ALONG SAID SOUTH LINE, 652.85 FEET, THENCE N 2 DEG. 56'02" WEST, 667.58 FEET TO THE POINT OF BEGINNING.

THE NORTH 45 FEET OF SAID LANDS BEING SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS.

TOGETHER WITH A 45 FOOT EASEMENT FOR INGRESS AND EGRESS DESCRIBED AS FOLLOWS:

A STRIP OF LAND 45 FEET IN WIDTH BEING 45 FEET TO THE SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SW 1/4 OF SE 1/4 SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE N 2 DEG. 56'36" WEST ALONG THE EAST LINE OF SAID SW 1/4 OF SE 1/4, 1326.95 FEET TO THE NORTH LINE OF THE S 1/2 OF SAID SECTION 10 AND TO THE POINT OF BEGINNING. THENCE S 87 DEG. 16'31" WEST ALONG SAID NORTH LINE, 1995.21 FEET TO THE POINT OF TERMINATION.

LESS AND EXCEPT:

PART OF THE NORTH 1/2 OF THE SE 1/4 OF THE SW 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND BEING PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1477, PAGE 2418 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.02 DEGREES 56'36"W., ALONG THE EAST LINE OF SAID SW 1/4 OF THE SE 1/4, A DISTANCE OF 1326.95 FEET TO THE MONUMENTED NORTH LINE OF THE SOUTH 1/2 OF SAID SECTION 10; THENCE S.87 DEGREES 16'31"W., ALONG SAID MONUMENTED NORTH LINE OF THE SOUTH 1/2 OF SECTION 10, A DISTANCE OF 1342.35 FEET TO A CONCRETE MONUMENT MARKING THE NE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1477, PAGE

2418 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED LANDS; THENCE S.87 DEGREES 15'12"W., ALONG THE MONUMENTED NORTH LINE OF SAID LANDS DESCRIBED IN ORB 1477, PAGE 2418, A DISTANCE OF 326.47 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.02 DEGREES 56'39"E., 668.32 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED SOUTH LINE OF SAID LANDS DESCRIBED IN ORB 1477, PAGE 2418; THENCE N.87 DEGREES 04'04"E., 326.36 FEET TO A CONCRETE MONUMENT, LB 6685, MARKING THE SE CORNER OF SAID LANDS DESCRIBED IN ORB 1477, PAGE 2418; THENCE N.02 DEGREES 56'06"W., 667.26 FEET TO THE POINT OF BEGINNING.

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) nor any members of the household of Grantor(s) reside thereon.

Parcel ID Number: 10-7S-16-04171-002

Subject to taxes accruing subsequent to December 31, 2025.

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.