

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 2026-9704CC

Parcel Identification No 28-3S-17-05769-001

[Space Above This Line For Recording Date]

WARRANTY DEED

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

This indenture made the 11th day of June, 2026 between Terrell Smith and Jessica Smith, Husband and Wife, whose post office address is 14539 Crestavista Avenue, Clermont, FL 34714, of the County of Lake, State of Florida, Grantors, to Olisa Properties, L.L.C., a Florida Limited Liability Company, whose post office address is 212 SW Cottage Glen, Lake City, FL 32024, of the County of Columbia, State of Florida, Grantee:

Witnesseth, that said Grantors, for and in consideration of the sum of TEN DOLLARS (U.S.\$10.00) and other good and valuable considerations to said Grantors 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:

Lots 4 and 5, Block 5, Carolyn Heights Subdivision, according to the Plat thereof, recorded in Plat Book 3, Page(s) 57, 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 Grantors hereby covenant with the Grantee that the Grantors are lawfully seized of said land in fee simple, that Grantors have good right and lawful authority to sell and convey said land and that the Grantors hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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

Signed, sealed and delivered
in our presence:

Carlene Crozier
Witness
Print Witness Name and Address:
Carlene C. Crozier
426 SW Commerce Dr.#145
Lake City, FL 32025

Terrell Smith
Terrell Smith
Jessica Smith
Jessica Smith

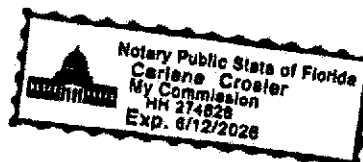
Savannah H. Raulerson
Witness
Print Witness Name and Address:
Savannah H. Raulerson
426 SW Commerce Dr.#145
Lake City, FL 32025

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11th day of June, 2026, by Terrell Smith and Jessica Smith, ☐ who are personally known to me or ☒ who have produced D.L. as identification.

Carlene Crozier
Signature of Notary Public

Print, Type/Stamp Name of Notary



COMPANY RESOLUTION

CERTIFICATE OF COMPANY RESOLUTION AUTHORIZING SALE OF PROPERTY

We, David W. Morrell and Vicki L. Morrell, Managers, of Olisa Properties, LLC, a Florida Limited Liability Company, organized and existing under the laws of the State of Florida, and having its principal place of business at 212 SW Cottage Glen, Lake City, FL 32024, hereby certify that the following is a true copy of a resolution adopted by the Board of Directors of the Company at a meeting convened and held on June 11, 2026, at which a quorum was present and voting throughout and that such resolution is now in full force and effect and is in accordance with the provisions of the charter and by-laws of the Company.

RESOLVED: That the Company approves the sale of any Columbia County, Florida property per the terms of the contracts and addenda;

RESOLVED: That David W. Morrell and Vicki L. Morrell, Managers of the Company, are each hereby authorized to sign solely on behalf of the Company any contracts or forms for the heretofore mentioned transactions;

RESOLVED FURTHER: That the Managers are hereby authorized and directed to certify to any interested party that this resolution has been duly adopted, is in full force and effect, and is in accordance with the provisions of the charter and by-laws of the Company.

We further certify that this Company is duly organized and existing, and has the power to take the action called for by the foregoing resolution.



David W. Morrell, Manager

6-11-26

Date



Vicki L. Morrell, Managing Member

6/10/26
Date

Witness my hand seal of this corporation on this 11th day of June, 2026.