

Prepared by and return to:

Laurie Cruz - Potter
Heritage Title Services of North Florida
100 Court Street Southeast
Suite 228
Live Oak, FL 32064
(386) 330-0371
File No 26-4827
Parcel Identification No R08715-004
Consideration: \$10.00

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WARRANTY DEED

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

This indenture made the **29th day of March, 2026**, between **Steven S. Behrenwald, a single person** whose post office address is P.O. Box 3655, Lake City, FL 32056-3655, of the County of Columbia, Florida, Grantor, to **Christopher William Auger and Ashley Nicole Auger, husband and wife, as tenants in common**, whose post office address is **734 Southeast Peacock Terrace, Lake City, FL 32025**, of the County of Columbia, Florida. Grantees:

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 Grantees, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantees, and Grantees' heirs and assigns forever, the following described land, situate, lying and being in Columbia, Florida, to-wit:

SECTION 23, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, THE SOUTH 303.80 FEET OF THE WEST 330.00 FEET OF THE SE 1/4 OF THE SW 1/4, LESS AND EXCEPT 50 FEET OFF THE EAST SIDE THEREOF FOR ROAD RIGHT-OF-WAY FOR PEACOCK ROAD.

SECTION 26, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, COMMENCE AT THE SW CORNER OF THE NE 1/4 OF THE NW 1/4, AND RUN NORTH 1 DEGREES 11'15" WEST, ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4, 1,175.04 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 1 DEGREES 11'15" WEST ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4, 151.84 FEET TO THE NORTH LINE OF SAID NE 1/4 OF NW 1/4; THENCE NORTH 87 DEGREES 30' EAST, ALONG THE NORTH LINE OF SAID NE 1/4 OF NW 1/4, 280.00 FEET TO THE WEST LINE OF PEACOCK ROAD; THENCE SOUTH 1 DEGREES 11'15" EAST, ALONG THE WEST LINE OF PEACOCK ROAD, 151.65 FEET; THENCE SOUTH 87 DEGREES 26'42" WEST, 280.00 FEET TO THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4 AND THE POINT OF BEGINNING.

Grantor warrant that at the time of this conveyance, the subject property is not the Grantor's homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. Grantor's residence and homestead address is: 285 SE Alford Markham Street, Lake City, FL 32025

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 Grantees 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 have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Steven S. Behrenwald
Steven S. Behrenwald

WITNESS

PRINT NAME:

WITNESS

PRINT NAME:

1659 W US Hwy 90
Lake City FL 32055
WITNESS 1 ADDRESS

1659 W US Hwy 90
Lake City FL 32055
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 29th day of March, 2026, by Steven S. Behrenwald, a single person ☐ who is/are personally known to me or ☒ who has/have produced FL DL as identification.

Jaclyn Palm
Signature of Notary Public

Jaclyn Palm
Print, Type/Stamp Name of Notary

