

Pactima eNotary (RON) Package ID: Kb51Uc1Cm_1_nW50D1hDA / Document ID: [0] JZgrRjd05VeLFFgtSV98R

Prepared by and return to:

Gumminger Law, PLLC
Andrea Gumminger, Esq.
18731 NW US Hwy 441
High Springs, FL 32643
(386) 454-0688
File Number: **25-213M**

Parcel Identification No. **22-5S-17-09321-002**

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Warranty Deed

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

This Indenture made this **29th day of October, 2025** between **Karen Dianne Coole**, a married woman, **individually and as Personal Representative of the Estate of Marlow James Skinner, Marlow James Skinner Jr., a married man and Daniel Jay Skinner, a married man** whose post office address is **200 E Greentree Lane, Lake Mary, FL 32746** of the County of **Seminole, State of Florida**, grantor*, and **Gregory Stephen Simajchel, a single man** whose post office address is **1412 36th Avenue North, Saint Petersburg, FL 33704** of the County of **Pinellas, State of Florida**, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of **TEN AND NO/100 DOLLARS (\$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 County, Florida**, to-wit:

A part of the NE 1/4 of Section 22, Township 5 South, Range 17 East, more particularly described as follows:

Commence at the intersection of the North line of said NE 1/4 and the Westerly Right-of-Way line of U.S. No. 41 and run S 3 deg. 53' E, along said westerly Right-of-Way line 350.27 feet for a Point of Beginning. Thence S 89 deg. 11'18" W, 276.45 feet; thence S 1 deg. 46'34" W, 748.00 feet; thence N 88 deg. 43'50" E, 349.86 feet to a point on the Westerly Right-of-Way line of U.S. No. 41; thence N 3 deg. 53' W, along said Westerly Right-of-Way line, 745.53 feet to the Point of Beginning, Columbia County, Florida.

AND

Lot 6, Oak Grove Subdivision, a subdivision according to the plat thereof, as recorded in Plat Book 6, Page 61, of the Public Records of Columbia County, Florida.

Subject to taxes for 2025 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

Grantor warrants 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 homestead property. Grantor's residence and homestead address is: 200 E. Greentree Lane, Lake Mary, FL 32746 (Karen), 3267 Belle River Dr., Hacienda Heights, CA 91745 (Marlow) and 287 SE Polk Lane, Lake City, FL 32025 (Daniel).

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

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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:

Stephanie Leandre
Witness
Printed Name: Stephanie Leandre
P.O. Address: 538 Bassett Dr
Kissimmee FL 34758

Karen Dianne Coole
Karen Dianne Coole , Individually and as Personal
Representative of the Estate of Marlow James Skinner

Berjoh Elise Fullilove
Witness
Printed Name: Berjoh Elise Fullilove
P.O. Address: 3971 SW Laffite St Port St. Lucie FL 34953

Stephanie Leandre
Witness
Printed Name: Stephanie Leandre
P.O. Address: 538 Bassett Dr
Kissimmee FL 34758

Marlow James Skinner Jr.
Marlow James Skinner Jr.

Berjoh Elise Fullilove
Witness
Printed Name: Berjoh Elise Fullilove
P.O. Address: 3971 SW Laffite St Port St. Lucie FL 34953

Stephanie Leandre
Witness
Printed Name: Stephanie Leandre
P.O. Address: 538 Bassett Dr
Kissimmee FL 34758

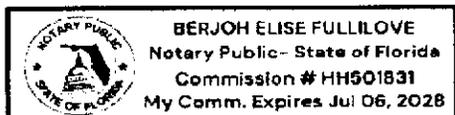
Daniel Jay Skinner
Daniel Jay Skinner

Berjoh Elise Fullilove
Witness
Printed Name: Berjoh Elise Fullilove
P.O. Address: 3971 SW Laffite St Port St. Lucie FL 34953

State of Florida
County of Saint Lucie

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of October, 2025 by Karen Dianne Coole and Marlow James Skinner Jr. and Daniel Jay Skinner who are personally known or have produced driver license's and a US passport as identification.

[Seal]



Online notarization using audio/video communication.

Berjoh Elise Fullilove
Notary Public
Print Name: Berjoh Elise Fullilove

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My Commission Expires: 07/06/2028