

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 2025-91178W

Parcel Identification No Parent Parcel 05-3S-17-04841-000

(Space Above This Line For Recording Data)

WARRANTY DEED
(STATUTORY FORM – SECTION 689.02, F.S.)

This Indenture made the 0 day of October, 2025 between Ernest L. Bass, a Single Man, and Ivy Kay Bass, a Single Woman, whose post office address is 5188 N US 441, Lake City, FL 32055, of the County of Columbia, State of Florida, Grantors, to Ashmann Holdings, LLC, a Florida Limited Liability Company, whose post office address is 340 NW Olive Glen, Lake City, FL 32055, 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:

LOT 8, CARTER PLACE, AN UNRECORDED SUBDIVISION, DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, SECTION 5, TOWNSHIP 3, SOUTH, RANGE 17 EAST, THENCE RUN S 00°57'00" E A DISTANCE OF 176.01 FEET; THENCE N 88°52'00" E TO SOUTHWEST CORNER OF LOT 8, A DISTANCE OF 889.18 FEET AND THE POINT OF BEGINNING; THENCE N 88°52'00" E ALONG THE NORTH RIGHT OF WAY LINE OF NW IVY GLEN A DISTANCE OF 150.00 FEET; THENCE N 00°57'00" W A DISTANCE OF 420.50 FEET; THENCE N 77°43'56" W A DISTANCE OF 154.08 FEET; THENCE S 00°57'00" E A DISTANCE OF 456.21 FEET TO THE POINT OF BEGINNING.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 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:*

Jessica D. Moore
Witness

Ernest L. Bass
Ernest L. Bass

Print Witness Name and Address:
Jessica D. Moore
426 SW Commerce Dr.#145
Lake City, FL 32025

Savannah H. Raulerson
Witness

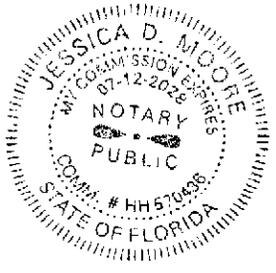
Ivy Kay Bass
Ivy Kay Bass

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 0 day of October, 2025, by Ernest L. Bass and Ivy Kay Bass, () who is/are personally known to me or () who has/have produced *KUB* as identification.

Jessica D. Moore
Signature of Notary Public



Print, Type/Stamp Name of Notary