

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 2025-9079SW

Parcel Identification No 35-4S-17-09030-052

[Space Above This Line For Recording Data]

## **WARRANTY DEED**

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

**This indenture** made the 24 day of November, 2025 between **Randall Edge and Jo Ann Edge, Husband and Wife**, whose post office address is **569 SE Hopeful Drive, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantors, to **Bryce A. Duren and Keirsten R. Duren, Husband and Wife**, whose post office address is **503 SE Hopeful Drive, Lake City, FL 32025**, of the County of Columbia, State of Florida, Grantees:

**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 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 County, Florida, to-wit:

Part of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 4 South, Range 17 East, Columbia County, Florida and being part of lands described in Official Records Book 1248, Page 2758, of the Official Records of Columbia County, Florida, and being described as follows:

Begin at a concrete monument marking the Southwest corner of the East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 35, Township 4 South, Range 17 East, Columbia County, Florida and thence North 07°22'23" East along the monumented West line of said East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4, a distance of 154.72 feet to a 5/8" Iron Rod, LS 4708; thence North 89°09'21" East, 300.62 feet to a point on the West right of way line of Southeast Hopeful Drive and being the same as the West line of the East 33 feet of said East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4; thence South 07°33'36" West, along said West right of way line, 154.92 feet to a concrete monument on the South line of said East 1/2 of the Southeast 1/4 of the Northwest 1/4 of the Southeast 1/4; thence South 89°10'44" West, 300.09 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,

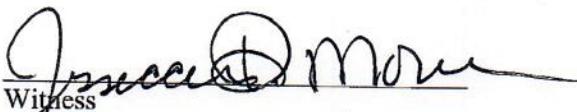
easements, reservations and limitations of record, if any.

**To have and to hold the same in fee simple forever.**

**And** Grantors hereby covenant with the Grantees 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:*



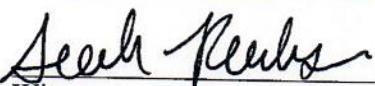
Witness



Randall Edge

Print Witness Name and Address:

Jessica D. Moore  
426 SW Commerce Dr.#145  
Lake City, FL 32025



Witness

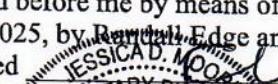


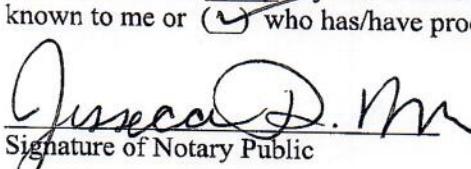
Jo Ann Edge

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 24 day of November, 2025, by Randall Edge and Jo Ann Edge,  who is/are personally known to me or  who has/have produced  as identification.



Signature of Notary Public

