

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 2025-8910CC

Parcel Identification No Parent Parcel 26-4S-15-00401-025

[Space Above This Line For Recording Data]

WARRANTY DEED

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

This indenture made the 12 day of September, 2025 between **Hargis T. Sandage and Mary P. Sandage, Husband and Wife**, whose post office address is **236 SW Paradise Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **James Sandage, a Single Man**, whose post office address is **236 SW Paradise Glen, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantee:

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 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:

COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, Columbia COUNTY, FLORIDA AND RUN N.00°51'54"W., 30.00 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N.00°51'54"W. 257.00 FEET, THENCE N.88°24'33"E., 172.00 FEET, THENCE S.00°51'54"E., 257.00 FEET, THENCE S.88°24'33"W, 172.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT OF THE FOLLOWING DESCRIBED LINE:
COMMENCE AT THE SOUTHWEST CORNER OF THE SE 1/4 OF THE NW 1/4 OF SECTION 26, TOWNSHIP 4 SOUTH, RANGE 15 EAST, Columbia COUNTY, FLORIDA AND RUN N.00°51'54"W., 30.00 FEET, THENCE CONTINUE N.00°51'54"W. 257.00 FEET TO THE POINT OF BEGINNING OF SAID LINE, THENCE CONTINUE N.00°51'54"W, 378.53 FEET, THENCE N.88°47'46"E., 718.56 FEET, THENCE N.88°24'33"E., 677.18 FEET TO A POINT ON THE VEST RIGHT-OF-VAY LINE OF SW CYPRESS LAKE ROAD AND TO THE POINT OF TERMINATION OF SAID LINE.

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 Grantor hereby covenant with the Grantee 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:

Witness

Print Witness Name and Address:

Robert S. Stewart
426 SW Commerce Dr.#145
Lake City, FL 32025

Hargis T. Sandage
Mary P. Sandage

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 12 day of September, 2025, by Hargis T. Sandage and Mary P. Sandage, () who are personally known to me or () who have produced FL D/L as identification.

Signature of Notary Public

Print, Type/Stamp Name of Notary

