

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 2025-9084AR

Parcel Identification No 14-5S-15-00459-218

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## WARRANTY DEED

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

This indenture made the 3 day of December, 2025 between **Wade Chancey Armstrong, an Unmarried Man** whose post office address is **618 SW Mary Terrace, Lake City, Florida 32024**, of the County of Columbia, Florida and **Brian Knight, a Married Man** whose post office address is **4715 Collier Road, Greenacres, Florida 33463**, of the County of Palm Beach, Florida, Grantor, to **Wade Chancey Armstrong, a Single Man, and Michelle Marie Long, a Single Woman, as Joint Tenants with Right of Survivorship** whose post office address is **618 Mary Terrace, Lake City, Florida 32024**, 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 County, Florida, to-wit:

A part of Section 14, Township 5 South, Range 15 East, being more particularly described as follows:  
Commence at the Southwest corner of the Northwest 1/4 of the Southwest 1/4 of said Section 14 and run North 89°13'45" East, 2633.86 feet; thence run North 03°48'17" West, 1048.43 feet to the point of beginning; thence continue North 03°48'17" West, 327.28 feet; thence run North 86°11'43" East, 1333.77 feet to a point on the West right of way line of Mary Road (a 40 foot maintained right-of-way); thence run along said West right of way line, South 02°46'15" East, 283.96 feet; thence continue along said West right of way line, South 02°58'07" East, 43.37 feet; thence run South 86°11'43" West, 1333.77 feet to the point of beginning. (Lot 18, Timber Ridge, an unrecorded subdivision)

**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 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:

Amber Combee

Witness

Wade Chancey Armstrong  
Wade Chancey Armstrong

Print Witness Name and Address:

**Amber Combee**

**426 SW Commerce Dr. #145**

**Lake City, FL 32025**

Savannah H. Raulerson

Witness

Print Witness Name and Address:

Savannah H. Raulerson

426 SW Commerce Dr. #145

Lake City, FL 32025

STATE OF FLORIDA  
COUNTY OF COLUMBIA

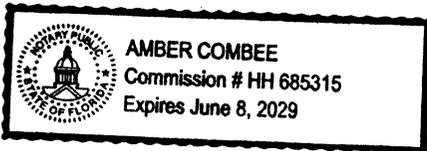
The foregoing instrument was acknowledged before me by means of () physical presence or () online notarization, this 27 day of ~~December~~ January 2025, by Wade Chancey Armstrong, () who is/are personally known to me or () who has/have produced FLDL as identification.

Amber Combee

Signature of Notary Public

Amber Combee

Print, Type/Stamp Name of Notary



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:

Cindy Fader  
Witness

Brian Knight  
Brian Knight

Print Witness Name and Address:

Cindy Fader  
7418 Clarke Rd  
WDS FL 33406

Kelly Nino  
Witness

Print Witness Name and Address:

Kelly Nino  
7690 Tahiti Ln, Apt 101  
Lake Worth, FL 33467

STATE OF FLORIDA  
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization,  
this 3<sup>rd</sup> day of December, 2025, by Brian Knight,  who is/are personally known to me or  who has/have  
produced Driver license as identification.

Kelly Nino  
Signature of Notary Public

Kelly Nino  
Print, Type/Stamp Name of Notary

