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: 25-053A

Parcel Identification No. 02-3S-15-00138-001

[Space Above This Line For Recording Data]

## Warranty Deed (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 7th day of April, 2025 between Casey Lee Rager and Christina Rager, husband and wife whose post office address is 3510 36th Avenue East, Palmetto, FL 34221 of the County of Manatee, State of Florida, grantor\*, and Jack M. Houston, a single man and Lisa K. Vanlew, a single woman, as joint tenants with right of survivorship whose post office address is 11301 Sylvan Green Ln, Riverview, FL 33569 of the County of Hillsborough, 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:

Commence at the Southwest Corner of Section 2, Township 3 South, Range 15 East and run thence North 1°08'23" East along the West line of said Section 2, 840.13 feet to the Point of Beginning; run thence North 01°08'23" East, 816.50 feet; thence South 89°47'24" East along the North line of the South Half of the South Half of the Northwest Quarter of Southwest Quarter, 1333.03 feet; thence South 01°01'34" West, along the East line of the Southwest Quarter of said Section 2, 815.79 feet; thence North 89°49'10" West, 1335.26 feet to the Point of Beginning, and lying in the Southwest Quarter of Section 2, Township 3 South, Range 15 East, Columbia County, Florida.

LESS AND EXCEPT the East 445 feet of the following described parcel: Commence at the Southwest Corner of Section 2, Township 3 South, Range 15 East, and run thence North 01°08'23" East along the West line of said Section 2, 840.13 feet to the Point of Beginning; thence run North 01°08'23" East, 489.70 feet; thence South 89°48'50" East, 1334.28 feet; thence South 01°01'34" West along the East line of the Southwest Quarter of said Section 2, 489.55 feet; thence North 89°49'10" West, 1335.26 feet to the Point of Beginning.

ALSO LESS AND EXCEPT: Begin at the Southeast Corner of said Northwest Quarter of Southwest Quarter of Section 2 and run North 89°36'13" West along the South line of said Northwest Quarter of Southwest Ouarter of Section 2 a distance of 670.00 feet; thence run North 00°13'33" West a distance of 324.16 feet to the North line of the South Half of South Half of Northwest Ouarter of Southwest Quarter of said Section 2; thence South 89°47'24" East along said North line a distance of 678.00 feet to the East line of said Northwest Quarter of Southwest Quarter of Section 2; thence run South 01°10'56" West along said East line a distance of 326.37 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive easement for road right-of-way purposes over and across the following described property: Commence at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 2, Township 3 South, Range 15 East, Columbia County, Florida and run N89°48'50"W, 30.00 feet; thence run N01°01'34"E, 326. 24 feet; thence run S89°47'24"E, 30.00 feet; thence run S01°01'34"W, 326.24 feet to the Point of Beginning.

TOGETHER WITH a non-exclusive perpetual easement and right of way for the purpose of clearing, excavating, constructing and maintaining a road and right of way in, upon and through the following described land, being a strip of land 30 feet in width, lying Easterly of a line defined as follows: Commence at the Northeast Corner of the Southwest Quarte of the Southwest Quarter of Section 2,

File Number: 25-053A

Township 3 South, Range 15 East, Columbia County, Florida; run thence N01°01'34"E, 296.24 feet to the Point of Beginning; continue N01°01'34"E, 357.98 feet; run thence N36°E, 42 feet to the right of way line of county maintained road and the Point of Termination.

TOGETHER WITH a 30.00 foot easement for the purposes of ingress and egress described as follows: A strip of land 30.00 feet in width and lying North of a line defined as follows: Begin at the Southeast Corner of the Northwest Quarter of the Southwest Quarter of Section 2, Township 3 South, Range 15 East, Columbia County, Florida and run N89°36'13"W along the South line of said Northwest Quarter of the Southwest Quarter of Section 2 a distance of 670.00 feet to the Point of Termination.

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

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.

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:

Printed Name: Stephanie Leandre P.O. Address: 538 Bassett Drive Kissimmee, FL  Bend Mane: Berjoh Elise Fullilove P.O. Address: 11582 SW Villa ge Parkway #400 Port St. Lucie, FL 34987  Stephanie Leandre Witness Printed Name: Stephanie Leandre P.O. Address: 538 Bassett Drive Kissimmee, FL  Bend Mane: Stephanie Leandre P.O. Address: 538 Bassett Drive Kissimmee, FL  Bend Mane: Berjoh Elise Fullilove P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987  State of Florida	Stephanie Leandre	Casey Lee Rager
SaB Bassett Drive Kissimmee, FL  Satist  Witness  Printed Name: Berjoh Elise Fullilove  P.O. Address:  11582 SW Village Pārkway #400 Port St. Lucie, FL 34987  Stephanic Leandre  Witness  Printed Name: Stephanie Leandre  P.O. Address:  538 Bassett Drive Kissimmee, FL  Satist Sabassett Drive Kissimmee, FL  Witness  Printed Name: Berjoh Elise Fullilove  Witness  Printed Name: Berjoh Elise Fullilove  P.O. Address:  11582 SW Village Parkway #400 Port St. Lucie, FL 34987  State of Florida  County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE  Notary Public  Print Name: Berjoh Elise Fullilove	Witness Printed Name: Stephanie Leandre	Casey Lee Rager
Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Villa ge Pārkwāy #400 Port St. Lucie, FL 34987  Stephanie Leandse Witness Thirted Name: Stephanie Leandre P.O. Address: 538 Bassett Drive Kissimmee, FL  Law Jule + Witness Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Vittage Pārkwāy #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 lay of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public—State of Florida Commission # HH501831  BERJOH ELISE FULLILOVE Notary Public—State of Florida Commission # HH501831	P.O. Address:	
Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987  Stephanic Leandre Witness Printed Name: Stephanie Leandre P.O. Address: 538 Bassett Drive Kissimmee, FL  Witness Printed Name: Berjoh Elise Fullilove Witness Printed Name: Berjoh Elise Fullilove Witness 134758 Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Viltage Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie The foregoing instrument was acknowledged before me by means of □ physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who □ are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public State of Florida Commission # HH501831  With Commission # HH501831  With Commission # HH501831	2 34758	
Stephanie Leandre  Witness Printed Name: Stephanie Leandre P.O. Address:  538 Bassett Drive Kissimmee, FL  24758 Witness Printed Name: Berjoh Elise Fullilove P.O. Address:  11582 SW Vittage Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public State of Florida Commission # HH501831  BERJOH ELISE FULLILOVE Notary Public State of Florida Commission # HH501831	Witness	
Stephanic Leanthe  Witness Printed Name: Stephanie Leandre P.O. Address: 538 Bassett Drive Kissimmee, FL  Leart Like Hillow Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Vittage Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public State of Florida Commission # HH501831  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove		
Witness Printed Name: Stephanie Leandre P.O. Address:  538 Bassett Drive Kissimmee, FL  Witness Witness Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Notary Public State of Florida Commission # HH501831  Wy Commission Fynires: 07/06/2028		e, FL 34987
Witness Printed Name: Stephanie Leandre P.O. Address:  538 Bassett Drive Kissimmee, FL  Witness Witness Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Notary Public State of Florida Commission # HH501831  My Commission Fynires: 07/06/2028	Stephanie feauthe	Christina Rager
Printed Name: Stephanie Leandre P.O. Address:  538 Bassett Drive Kissimmee, FL  Beyon Live Hullore  Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Viltage Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove	Witness	Christina Rager
State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public—State of Florida Commission # HH501831  Notary Public Print Name: Berjoh Elise Fullilove My Commission Expires: 07/06/2028	Printed Name:Stephanie Leandre	Charles reger
Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver icenses as identification.  BERJOH ELISE FULLILOVE Notary Public-State of Florida Commission # HH501831  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove Public Print Name: Berjoh Elise Fullilove My Commission Expires: 07/06/2028	P.O. Address:	
Witness Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove Print Name: Berjoh Elise Fullilove Print Name: 07/06/2028		
Printed Name: Berjoh Elise Fullilove P.O. Address: 11582 SW Village Parkway #400 Port St. Lucie, FL 34987  State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove Print Name: Berjoh Elise Fullilove My Commission # HH501831	14 1 1 1 1	
P.O. Address:  11582 SW Viltage Parkway #400 Port St. Lucie, FL 34987  State of Florida  County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove Print Name: Berjoh Elise Fullilove My Commission # HH501831	Witness	
State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of physical presence or [X] online notarization, this 19 lay of December, 2024 by Casey Lee Rager and Christina Rager who are personally known or [X] have produced driver icenses as identification.  Seal  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove Print Name: Berjoh Elise Fullilove My Commission # HH501831		
State of Florida County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  [Seal]  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove My Commission # HH501831	P.O. Address: 11582 SW Village Parkway #400 Port St. Luci	ie FI 34987
County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove My Commission # HH501831	TISOL SVV Village Fairway #400 Fore St. Edel	16,115,7507
County of St. Lucie  The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.  BERJOH ELISE FULLILOVE Notary Public Print Name: Berjoh Elise Fullilove My Commission # HH501831		
The foregoing instrument was acknowledged before me by means of [] physical presence or [X] online notarization, this 19 day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.    Seal   BERJOH ELISE FULLILOVE   Notary Public   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Device   Notary Public   Print Name: Devi	State of Florida	
day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.    Seal   BERJOH ELISE FULLILOVE   Notary Public   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Notary Publ	County of St. Lucie	
day of December, 2024 by Casey Lee Rager and Christina Rager who [] are personally known or [X] have produced driver licenses as identification.    Seal   BERJOH ELISE FULLILOVE   Notary Public   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Berjoh Elise Fullilove   Notary Public   Print Name: Notary Publ		
[Seal]  BERJOH ELISE FULLILOVE Notary Public- State of Florida Commission # HH501831  Deych Use Fulliove Notary Public Print Name: Berjoh Elise Fullilove Notary Public Print Name: Berjoh Elise Fullilove Notary Public Print Name: Deych Use Fulliove Notary Public Print Name:	day of December, 2024 by Casey Lee Rager and	
[Seal]  BERJOH ELISE FULLILOVE Notary Public - State of Florida Commission # HH501831  Notary Public Print Name: Berjoh Elise Fullilove Print Name: My Commission Expires: 07/06/2028	licenses as identification.	2 . 0, 1
[Seal]  BERJOH ELISE FULLILOVE Notary Public - State of Florida Commission # HH501831  Notary Public Print Name: Berjoh Elise Fullilove Print Name: My Commission Expires: 07/06/2028		Derson Clipe + 11 lilone
My Commission # HISO1031 My Commission Expires: 07/06/2028	[Seel]	II OVE
My Commission # HISO1031 My Commission Expires: 07/06/2028	Notary Public - State of	of Florida Print Name: Berjoh Elise Fullilove
	(3)	My Commission Expires: 07/06/2028

Online notarization using audio/video communication.