

PURCHASE PRICE: \$17,000
DOC STAMPS: \$119.00

PREPARED BY & RETURN TO:

Name: Stephan Fanning, an employee of
Integrity Title Services, LLC
Address: 757 WEST DUVAL STREET
Lake City, FL 32055
File No. 25-11005SF

Parcel No.: 02161-010

Inst: 202512029032 Date: 12/23/2025 Time: 11:16AM
Page 1 of 2 B: 1557 P: 296, James M Swisher Jr, Clerk of Court
Columbia County, By: VC [Signature]
Deputy Clerk Doc Stamp-Deed: 119.00

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **WARRANTY DEED**, made the 19th day of December, 2025, by **PANTHER EQUITY ADVISORS LLC**, a Florida Limited Liability Company, hereinafter called the Grantor, to **SAMUEL NORMAN** and **TONYA NORMAN**, whose post office address is TBD NW NASH ROAD, LAKE CITY, FL 32055, hereinafter called the Grantees:

WITNESSETH: That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantees all that certain land situate in County of Columbia, State of Florida, viz:

FOR LEGAL DESCRIPTION PLEASE SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTOR, NOR IS IT CONTIGUOUS TO SUCH.

SUBJECT TO TAXES FOR THE YEAR 2025 AND SUBSEQUENT YEARS, RESTRICTIONS, RESERVATIONS, COVENANTS AND EASEMENTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD the same in fee simple forever.

And the Grantor hereby covenants with the Grantees that the Grantor is lawfully seized of said land in fee simple, that the Grantor has good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever. Grantor further warrants that said land is free of all encumbrances, except as noted herein and except taxes accruing subsequent to December 31, 2024.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name and its corporate seal to be hereunto affixed by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness Signature

Printed Name: Tina-Marie Talvi

Witness Address: 15 BARTLET
WINTHROP MA 02152

[Signature]
Witness Signature

Printed Name: Kelly J VEASQUEZ

Witness Address: 15 BARTLET
WINTHROP MA 02152

PANTHER EQUITY ADVISORS LLC

By: [Signature] L.S.
Name: DANIEL VINCENT MURPHY
Title: MANAGER

Address (Principal Place of Business):
14821 LAKE MAGDALENE CIRCLE, Tampa, FL 33613

STATE OF MA
COUNTY OF SUFFOLK

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of December, 2025, by DANIEL VINCENT MURPHY (name), MANAGER (title) of PANTHER EQUITY ADVISORS LLC, a Florida Limited Liability Company, on behalf of the corporation. He (she) is personally known to me or has produced FLDV-1161010023 as identification.

EX 0102 30 0100

[Signature]
Signature of Notary

Printed Name:
My commission expires:

EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 6-A

Commence at the Northwest corner of the SW 1/4 of SE 1/4 of Section 16, Township 3 South, Range 16 East, Columbia County, Florida and run North 87 degrees 31 minutes 36 seconds East, 224.74 feet to the West right-of-way line of State Road No. 93 (Interstate Highway No. 75); thence South 52 degrees 15 minutes 31 seconds East along said West right-of-way line, 981.31 feet to the Point of Beginning; thence continue South 52 degrees 15 minutes 31 seconds East along said West right-of-way line, 379.34 feet to the North right-of-way line of Nash Road (a County maintained paved road); thence South 74 degrees 58 minutes 18 seconds West along said North right-of-way line, 148.54 feet to a point on a curve; thence Westerly along said North right-of-way line along a curve concave to the right having a radius of 1597.02 feet along chord bearing South 85 degrees 27 minutes 53 seconds West, 146.83 feet; thence North 2 degrees 03 minutes 31 seconds West, 282.50 feet to the Point of Beginning.

LESS AND EXCEPT: a part of the SW 1/4 of SE 1/4 of Section 16, Township 3 South, Range 16 East, Columbia County, Florida more particularly described as:

A part of the SW 1/4 of SE 1/4 of Section 16, Township 3 South, Range 16 East, Columbia County, Florida more particularly described as: Beginning at the point of intersection of the North right-of-way line of Nash Road with the West right-of-way line of Interstate Hwy. 75 from said Point of Beginning, run thence South 76 degrees 42 minutes 32 seconds West along said Nash Road right-of-way a distance of 177.97 feet, thence North 18 degrees 33 minutes 54 seconds East, a distance of 146.36 feet to the West right-of-way line of I-75; thence South 52 degrees 18 minutes 21 seconds East, a distance of 160.0 feet to the Point of Beginning

Together with that certain manufactured home described as follows:

Make: LIVE OAK

Model Year: 2025

VIN: LOHGA20040756A & LOHGA20040756B

Width: 28 ft

Length: 68 ft