

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 2025-9229SW

Parcel Identification No 07-4S-17-08107-001

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WARRANTY DEED

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

This indenture made the 4 day of December, 2025 between **Vision Property Development LLC, a Florida Limited Liability Company**, whose post office address is **729 SW Blaylock Court, Lake City, FL 32024**, of the County of Columbia, State of Florida, Grantor, to **Dreambuilt Luxury Homes Inc., a Florida Corporation**, whose post office address is **5240 Babcock Street NE, Palm Bay, FL 32905**, of the County of Brevard, 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:

Lot 1, Edgewood Estates, according to the Plat thereof, as recorded in Plat Book 4, Page(s) 44, of the Public Records of Columbia County, Florida.

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:

[Signature]
Witness

Print Witness Name and Address:
7564 NW 4th Blvd
Gainesville FL, 32607
Mindy Tenneboe

[Signature]
Witness

Print Witness Name and Address:
Robert S. Stewart
426 SW Commerce Dr.#145
Lake City, FL 32025

Vision Property Development LLC, a Florida Limited Liability Company

By: [Signature]
Joshua J. Willems, Manager

By: [Signature]
Isaac W. Hart, Manager

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of December, 2025, by Joshua J. Willems and Isaac W. Hart, Managers of Vision Property Development LLC, a FL Limited Liability Company, on behalf of the company, who is/are personally known to me or who has/have produced FLDL as identification.

[Signature]
Signature of Notary Public

Print, Type/Stamp Name of Notary

