

Prepared by and return to:
Michael H. Harrell
Abstract and Title Services, Inc.
283 Northwest Cole Terrace
Suite B
Lake City, FL 32055
7-20777 MD

COPY

Warranty Deed

This **Warranty Deed** is executed this 3 day of November, 2025 by Lincoln M. Tyler, a single man, whose address is 1418 Liholiho Street, APT 4, Honolulu, HI 96822, hereinafter called the Grantor, to Trent D. Sistrunk and Carson M. Sistrunk, Husband and Wife, whose address is 453 SW Leonard Terrace, Lake City, FL 32024, hereinafter called the Grantee:

(Wherever used herein the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation)

Witnesseth, that said Grantor, for and in consideration of the sum of *TEN 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 heirs and assigns forever, the following described land situated, lying and being in Columbia County, Florida, to-wit.

Lot 11, Pinemount Meadows, according to the map or plat thereof, as recorded in Plat Book 7, Page(s) 168 and 169, of the Public Records of Columbia County, Florida.

Together With all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject To taxes for the current tax year and subsequent years, not yet due and payable; covenants, restrictions, reservations, and limitations of record, if any.

To Have and To Hold, the same in fee simple forever.

And Grantor hereby covenants with said Grantee 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; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

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:

[Signature]
Witness

[Signature]
Lincoln M. Tyler

Heasoo Kim
Printed Name

1670 Makaloa St 204 Honolulu, HI 96814
Witness Postal Address

[Signature]
Witness

Young Ju Kim
Printed Name

1670 Makaloa St. Honolulu, HI 96814
Witness Postal Address

STATE OF HAWAII
COUNTY OF HONOLULU

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 03 day of November, 2025, by Lincoln M. Tyler, who is/are personally known to me or who has/have produced HAWAII DRIVER LICENSE as identification.

[Signature]
Signature of Notary Public



DOKI AN

Print, Type/Stamp Name of Notary

My Commission Expires: Oct. 01, 2027

NOTARY CERTIFICATE
NOTARY NAME: DOKI AN FIRST CIRCUIT
DOC DATE: 11/03/2025 # PAGES: 2
DOC DESC: warranty deed
[Signature] 11/03/2025 10/01/2027
SIGNATURE DATE COMM EXP

