

PREPARED BY & RETURN TO:

Name: NICOLE DEMPSEY & JOSHUA WILSON

Address: 162 NW DON HART WAY  
WHITE SPRINGS, FL 32096

Parcel No.: A PART OF 24-2S-15-00079-000

Inst: 202512026182 Date: 11/17/2025 Time: 11:26AM  
Page 1 of 2 B: 1554 P: 640, James M Swisher Jr, Clerk of Court  
Columbia, County, By: AK  
Deputy Clerk Doc Stamp-Deed: 0.70

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SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 13th day of November, 2025, by **ROBERT K. DEMPSEY** and **KRISTAL L. DEMPSEY, HUSBAND AND WIFE**, hereinafter called the Grantors, to **NICOLE K. DEMPSEY** and **JOSHUA WILSON, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose post office address is 162 NW DON HART WAY, WHITE SPRINGS, FL 32096, hereinafter called the Grantees:

WITNESSETH: That the Grantors, for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, do hereby remise, release, convey and quitclaim unto the Grantees all the right, title, interest, claim and demand which the Grantors have in and to that certain land situate in County of Columbia, State of Florida, viz:

COMMENCE AT THE NORTHEAST CORNER OF SE ¼ OF SW ¼ OF SAID SECTION 24, AND RUN THENCE S 89°03'19" W ALONG THE NORTH LINE OF SAID SE ¼ OF SW ¼ A DISTANCE OF 754.19 FEET; THENCE RUN S 0°22'18" E 43.81 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF COUNTY GRADED ROAD AND TO THE POINT OF BEGINNING; THENCE CONTINUE S 0°22'18" E, 499.96 FEET; THENCE N 89°07'01" E, 711.21 FEET TO THE WEST RIGHT-OF-WAY LINE OF A COUNTY GRADED ROAD; THENCE RUN N 0°57'44" W ALONG THE WEST RIGHT-OF-WAY LINE OF SAID COUNTY GRADED ROAD A DISTANCE OF 432.54 FEET TO A CONCRETE MONUMENT, AND THE POINT OF TANGENCY OF A CURVE CONCAVE TO THE LEFT (SW), SAID CURVE HAVING A TOTAL CENTRAL ANGLE OF 89°15'29" AND HAVING A RADIUS OF 60 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY OF AFORESAID COUNTY GRADED ROAD A DISTANCE OF 93.47 FEET TO A CONCRETE MONUMENT AND THE POINT OF TANGENCY AT THE TERMINATION OF SAID CURVE; THENCE RUN S 89°46'47" W ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID COUNTY GRADED ROAD A DISTANCE OF 646.89 FEET TO THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA.


THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR SURVEY AND MAKES NO WARRANTIES AGAINST SAME. LEGAL PROVIDED BY GRANTOR.


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


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


IN WITNESS WHEREOF, the said Grantors have signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

  
Witness Signature  
Printed Name: Morgan L Williams  
Witness Address: 151 W Duval St.  
Lake City, FL 32055

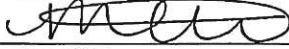
  
Name: ROBERT K. DEMPSEY L.S.  
Address: 162 NW DON HART WAY, WHITE SPRINGS, FL 32096

  
Witness Signature  
Printed Name: Kristal L Dempsey  
Witness Address: 157 W Duval St.  
Lake City, FL 32055

  
Name: KRISTAL L. DEMPSEY L.S.  
Address: 162 NW DON HART WAY, WHITE SPRINGS, FL 32096

STATE OF FLORIDA  
COUNTY OF COLUMBIA

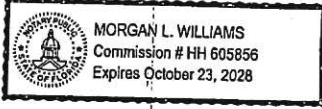
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 13th day of November, 2025, by ROBERT K. DEMPSEY and KRISTAL P. DEMPSEY, who are personally known to me or who have produced \_\_\_\_\_ as identification.



Signature of Notary

Printed Name: *Morgan L. Williams*

My commission expires: *10.23.28*



PREPARED BY AND RETURN TO:

Name: Robert Stewart, of  
Sky Title, LLC dba Lake City Title  
Address: 426 SW Commerce Drive #145  
Lake City, FL 32025

File No: 2025-9328AR

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**Quit Claim Deed**

**THIS QUIT-CLAIM DEED** is made as of this 27th day of **March, 2026**, by **Joshua Wilson, a Single Man, and Nicole K. Dempsey, a Single Woman**, whose post office address is **162 NW Don Hart Way, White Springs, FL 32096 ("Grantor")**., given to second party, **Robert K. Dempsey and Kristal L. Dempsey, Husband and Wife**, whose post office address is **162 NW Don Hart Way, White Springs, FL 32096**, of the **County of Columbia, Florida, ("Grantee")**.

**WITNESSETH:**

For good and valuable consideration to Grantor, the receipt whereof is hereby acknowledged, Grantor does hereby quit-claim, grant, bargain, sell, alien, remise, release and convey unto Grantee, its successors and assigns all of Grantor's right, title and interest in and to that certain property interest (the "Property") in **Columbia County, Florida**, as more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4 of the Southwest 1/4 of Section 24, Township 2 South, Range 15 East, and run thence South 89°03'19" West along the North line of said Southeast 1/4 of the Southwest 1/4 a distance of 754.19 feet; thence run South 00°22'18" East 43.81 feet to the South right of way line of a county graded road and the point of beginning; thence continue South 00°22'18" East, 499.96 feet; thence North 89°07'01" East, 711.21 feet to the West right of way line of a county graded road; thence run North 00°57'44" West along the West right of way line of said county graded road a distance of 432.54 feet to a concrete monument, and the point of tangency of a curve concave to the left (Southwest), said curve having a total central angle of 89°15'29" and having a radius of 60 feet; thence run along the arc of said curve and along the Westerly right of way of aforesaid county graded road a distance of 93.47 feet to a concrete monument and the point of tangency at the termination of said curve; thence run South 89°46'47" West along the South right of way line of said county graded road a distance of 646.89 feet to the point of beginning. Columbia County, Florida.

LESS AND EXCEPT:

A parcel of land lying in the SE 1/4 of the SW 1/4 of Section 24, Township 2 South, Range 15 East, Columbia County, Florida, explicitly described as follows:

Commence at the NE corner of the SE 1/4 of the SW 1/4 of said Section 24; thence on the north boundary thereof S89°03'19"W, a distance of 754.19 feet; thence S00°22'18"E, a distance of 43.81 feet to the south maintained right-of-way line of NW Abraham Place and the POINT OF BEGINNING; thence on said right-of-way line, N89°46'47"E, a distance of 646.89 feet to the beginning of a curve concave southwesterly having a radius of 60.00 feet and a central angle of 89°15'36"; thence on the arc of said curve a distance of 93.47 feet, said arc subtended by a chord which bears S45°35'16"E a distance of 84.30 feet to the curve's end and to the west maintained right-of-way line of NW Don Hart Way; thence on said right-of-way line S00°57'44"E, a distance of 261.67 feet; thence S89°02'16"W, a distance of 194.21 feet; thence S00°57'44"E, a distance of 40.00 feet; thence S89°07'01"W, a distance of 80.00 feet; thence S00°57'44"E, a distance of 130.60 feet; thence S89°07'01"W, a distance of 436.99 feet; thence N00°22'18"W, a distance of 499.96 feet to the POINT OF BEGINNING.

**The purpose of this deed is to convey any interest Grantors may have in said property by virtue of that certain Quit Claim deed dated November 13, 2025, recorded in OR Book 1554, Page 640, Columbia County, Florida records.**

SUBJECT to taxes for 2026 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any, without intention of creation or reimposing same.

IN WITNESS WHEREOF, the Grantor has caused this Quit-Claim Deed to be executed and delivered the day and year first above written.

Signed, sealed and delivered  
in the presence of:

*Jessica D. Moore*  
Witness

*Joshua Wilson*  
Joshua Wilson

Print Witness Name and Address:  
Jessica D. Moore  
426 SW Commerce Dr.#145  
Lake City, FL 32025

*Savannah H. Raulerson*  
Witness

*Nicole K. Dempsey*  
Nicole K. Dempsey

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 January, 2026, by Joshua Wilson and Nicole K. Dempsey  who is/are personally  
known to me or  who has/have produced FLDL as identification.

*Jessica D. Moore*  
Signature of Notary Public

Print, Type/Stamp Name of Notary

