

PREPARED BY & RETURN TO:

Name: ZACHARY BEENBAUGH

Address: 249 SW FABIAN WAY
LAKE CITY, FL 32034

Parcel No.: A PART OF 06-3S-16-02006-000

Inst: 202512023248 Date: 10/10/2025 Time: 8:36AM
Page 1 of 2 B: 1551 P: 1138 James M Swisher Jr, Clerk of Court
Columbia, County, Fl: VCM
Deputy Clerk Doc Stamp Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 3rd day of **October, 2025**, by **GLORIA BEDENBAUGH**, hereinafter called the Grantor, to **ZACHARY BEDENBAUGH**, whose post office address is **249 SW FABIAN WAY, LAKE CITY, FL 32024**, hereinafter called the Grantee:

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 remise, release, convey and quitclaim unto the Grantee all the right, title, interest, claim and demand which the Grantor has in and to that certain land situate in County of Columbia, State of Florida, viz:

COMMENCE AT THE NW CORNER OF THE NE ¼ OF THE NE ¼ OF SECTION 6, TOWNSHIP 3 SUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN N.88°31'59" E., 37.55 FEET; THENCE S.03°49'55" E., 311.57 FEET TO A POINT OF CURVE TO THE LEFT HAVING A RADIUS OF 236.48 AND AN INCLUDED ANGLE OF 69°47'58"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 288.09 FEET, SAID CURE BEING SUBSTENDED BY A CHORD BEARING AND DISTANCE OF S.38°43'55" E., 270.60 FEET; THENCE RUN S.73°37'55" E., 420.33 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 5719.58 AND AN INCLUDED ANGLE OF 00°53'32"; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 89.07 FEET, SAID CURVE BEING SUBSTENDED BY A CHORD BEARING AND DISTANCE OF S.73°13'25" E., 89.07 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE, HAVING A RADIUS OF 5719.58 FEET AN INCLUDED ANGLE OF 06°20'36", AND RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 633.22 FEET, SAID CURVE BEING SUBSTENDED BY A CHORD BEARING AND DISTANCE OF S.69°36'21" E., 632.89 FEET; THENCE RUN N.01°59'35" W., CHORD BEARING AND DISTANCE OF S.69°36'21" E., 632.89 FEET; THENCE RUN N.01°59'35" W., 499.24 FEET; THENCE S.88 017603'36" W., 585.23 FEET; THENCE S.02°00'07" E., 258.74 FEET TO THE POINT OF BEGINNING.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EARCH AND MAKES NO WARRANTIES AGAINST SAME.

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.

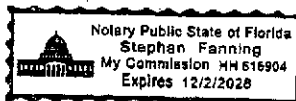
IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents, the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness Signature
Printed Name: STEPHAN FANNING
Witness Address: 757 W DUVAL ST
LAKE CITY, FL 32024

Witness Signature
Printed Name: Morgan L. Williams
Witness Address: 757 W Duval St.
lake city, fl 32025

Gloria Bedenbaugh L.S.
Name: GLORIA BEDENBAUGH
Address: 249 SW FABIAN WAY, LAKE CITY, FL 32024



STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 3rd day of October, 2025, by GLORIA BEDENBAUGH, who is personally known to me or who has produced
FL DRIVER LICENSE as identification.



Signature of Notary
Printed Name: STEPHAN FANNING
My commission expires: