

APN: 01-6S-15-00500-000

Recordation Requested By/Return to:

TITLEMAX
88 SILVA LANE
MIDDLETOWN, RI 02842
File No. FFB-R-418812

Send Tax Notices to:

SARAH MCMAHON AND KRISTOFOR JOHNSON
8355 SW ELIM CHURCH ROAD
FORT WHITE, FL 32038

This Instrument Prepared By:

KELLEY BLATNIK FL Bar No. 67166
o/b/o BC LAW FIRM, P.A.
8275 S EASTERN AVENUE 200-425
LAS VEGAS, NV 89123

FOR RECORDER'S USE ONLY

QUITCLAIM DEED

THIS QUITCLAIM DEED executed this 12TH day of December, 2025, by first party **SARAH MCMAHON, A SINGLE WOMAN** whose mailing address is 8355 SW ELIM CHURCH RD, FORT WHITE, FL 32038 to second party, **SARAH MCMAHON, UNMARRIED, AND KRISTOFOR JOHNSON, UNMARRIED, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**, whose mailing address is 8355 SW ELIM CHURCH ROAD, FORT WHITE, FL 32038.

WITNESSETH, That the said first party, for and in consideration of the sum of \$10.00 Dollars, and other valuable considerations, in hand paid by the second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of COLUMBIA, State of Florida, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COLUMBIA, STATE OF FLORIDA AND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LYING IN THE SE 1/4 OF THE SE 1/4 OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SAID SECTION 1 FOR THE POINT OF BEGINNING; THENCE ON THE SOUTH BOUNDARY THEREOF S88°31'17"W, A DISTANCE OF 1062.28 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ELIM CHURCH ROAD; THENCE ON SAID RIGHT-OF-WAY LINE N87°35'39"W, A DISTANCE OF 60.74 FEET TO THE EAST RIGHT-OF-WAY LINE OF SW ICHTUCKNEE AVENUE; THENCE ON SAID EAST RIGHT-OF-WAY LINE N01°13'20"W, A DISTANCE OF 625.71 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2684.42 FEET AND A CENTRAL ANGLE OF 06°22'54"; THENCE ON SAID EAST RIGHT-OF-WAY LINE AND ON THE ARC OF SAID CURVE A DISTANCE OF 299.00 FEET, SAID ARC SUBTENDED BY A CHORD WHICH BEARS N04°08'09"W A DISTANCE OF 298.84 FEET; THENCE ON A LINE 400 FEET SOUTH OF AND PARALLEL TO THE NORTH BOUNDARY OF THE SE 1/4 OF THE SE 1/4 OF SAID SECTION 1, N88°38'08"E, A DISTANCE OF 1137.14 FEET TO THE EAST BOUNDARY OF SAID SECTION 1; THENCE ON SAID EAST BOUNDARY S01°16'49"E, A DISTANCE OF 926.08 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO SARAH MCMAHON, A SINGLE WOMAN FROM MARIA M. COSTELLO, A MARRIED WOMAN BY DEED DATED APRIL 26, 2024 AND RECORDED JUNE 3, 2024 IN BOOK 1515, PAGE 2037 OF THE COLUMBIA COUNTY, FLORIDA RECORDS.

PROPERTY ADDRESS: 8355 SW ELIM CHURCH RD , FORT WHITE, FL 32038
This instrument was prepared without the benefit of a title examination.

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.
TO HAVE AND TO HOLD, the same in fee simple forever.

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

Sarah McMahon
SARAH MCMAHON

Lindsey King
Printed Witness Name

[Signature]
Witness Signature

Mailing Address (required): 233 NW Whitney AIn Lake City FL 32055

Judy Kay Chapman
Printed Witness Name

[Signature]
Witness Signature

Mailing Address (required): 8415 SW SR 47 Lake City FL 32024

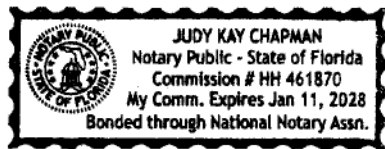
STATE OF FL
COUNTY OF COLUMBIA

SS.

The foregoing instrument was acknowledged before me by means of physical presence or online notarization,

This 12th day of December, 2025, by SARAH MCMAHON.

(Seal)



[Signature]
Notary Public
Printed Name: Judy Kay Chapman
My Commission Expires: 01/11/2028
Commission # HH 461870

Personally Known: _____
OR Produced Identification: ✓
Type of Identification Produced: FL DL