

PREPARED BY AND RETURN TO:

Name: Justin Clark, of
Attorneys Justin Clark & Associates
Address: 500 Winderley Place
Ste 100
Maitland, FL 32751

File No: 23-01041
Parcel No.: 08-5S-16-03489-000

(Space Above This Line For Recording Data)

Quit Claim Deed

THIS QUIT-CLAIM DEED is made as of this 17 day of February 2026, by Veronika Tuskowski ("Grantor"), a single woman, whose post office address is 2049 SW Dairy St. Lake City, FL 32024, given to second party, Laura Charette, a single woman, whose post office address is 2049 SW Dairy St. Lake City, FL 32024 ("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:

TOWNSHIP 5 SOUTH, RANGE 16 EAST

**SECTION 8: The West 300 feet of the NE 1/4 of the NW 1/4 as lies North of The Lee Dairy Road;
AND That part of the NW 1/4 of the NW 1/4 lying North of a county graded road known as The Lee Dairy Road, in Columbia County, Florida.**

Less and Except lands conveyed to Columbia County, Florida, in Book 1009, page 1044, of the public records of Columbia County, Florida.

Also Less and Except any part lying within a Road Right of Way.

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.

This deed was prepared without the benefit of a full title search being conducted.

****SIGNATURE PAGE TO FOLLOW****

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:

Veronika Tuskowski
Name: Veronika Tuskowski
Address: 2049 SW Dairy St. Lake City, FL 32024

Breana Hall
WITNESS
PRINT NAME: Breana Hall

2875 S Orange Ave
Stc 500 Orlando, Fl 32806
WITNESS 1 ADDRESS

Franka Welfgamm
WITNESS
PRINT NAME: Franka Welfgamm

2875 S Orange Ave #500
Orl FL 32806
WITNESS 2 ADDRESS

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or () online notarization this 17
day of February 2026 by Veronika Tuskowski, who is personally known to me or who has produced _____ as
identification.

KATHRYN McHENRY
Signature of Notary Public
Print, Type/Stamp Name of Notary



Personally known: X
OR Produced Identification: _____

Type of Identification Produced: _____