

PREPARED BY & RETURN TO:

Name: SHAWN HENDERSON

Address: 250 SW RED CEDAR CT.
FORT WHITE, FL 32608

Parcel No.: A PART OF R04070-016

Inst: 202612000265 Date: 01/07/2026 Time: 12:06PM
Page 1 of 2 B: 1557 P: 2367, James M Swisher Jr, Clerk of Court
Columbia, County, By: MD
Deputy ClerkDoc Stamp-Deed: 0.70

SPACE ABOVE THIS LINE FOR PROCESSING DATA

SPACE ABOVE THIS LINE FOR RECORDING DATA

This **QUITCLAIM DEED**, made the 24th day of November, 2025, by **JOHN HENDERSON** and **SHANNON HENDERSON**, hereinafter called the Grantors, to **SHAWN HENDERSON**, whose post office address is 250 SW RED CEDAR CT. FORT WHITE, FL 32608, hereinafter called the Grantee:

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 Grantee 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 NE CORNER OF THE SW ¼ OF THE NE ¼ OF THE SW ¼ OF SECTION 35, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA. THENCE RUN N 89°16'02" W ALONG THE SOUTH LINE OF THE NW ¼ OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 35, 666.87 FEET TO THE WEST LINE OF THE NW ¼ OF THE NE ¼ OF THE SW ¼; THENCE N 02°04'45" E ALONG SAID WEST LINE OF THE NW ¼ OF THE NE ¼ OF THE SW ¼; 283.18 FEET; THENCE N 88°32'24" E, 290.59 FEET; THENCE N 01°27'38" E, 152.05 FEET THENCE S 88°32'24" W TO THE WEST LINE OF THE NW ¼ OF THE NE ¼ OF THE SW ¼ 288.97 FEET; THENCE S 02°04'45" W ALONG SAID WEST LINE OF THE NW ¼ OF THE NE ¼ OF THE SW ¼, 152.11 FEET TO THE POINT OF BEGINNING. CONTAINING 1.00 ACRES MORE OR LESS.

TOGETHER WITH A 30 FOOT INGRESS AND EGRESS EASEMENT BEING 15 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NE CORNER OF THE SW ¼ OF THE NE ¼ OF SW ¼, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE N 89°16'02" W., ALONG THE NORTH LINE OF SAID SW 1/3 OF NE ¼ OF SW ¼, 362.09 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE; THENCE N 01°43'19" E., 660.94 FEET TO THE SOUTH RIGHT OF WAY LINE OF SW COUNTY ROAD 18 AND TO THE POINT OF TERMINUS.

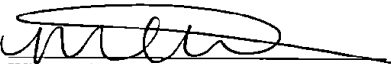
TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

THE ABOVE-DESCRIBED PROPERTY IS NOT THE CONSTITUTIONAL HOMESTEAD OF THE GRANTORS, 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 Grantors have signed and sealed these presents, the day and year first above written.

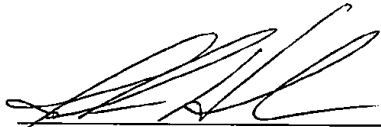
Signed, sealed and delivered in the presence of:



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



Witness Signature
Printed Name: Patricia Lang
Witness Address: 157 W Duval St.
Lake City, FL 32055



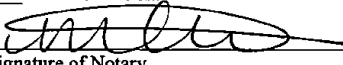
Name: JOHN HENDERSON
Address: 5116 SW CR 18, FORT WHITE, FL 32038



Name: SHANNON HENDERSON
Address: 5116 SW CR 18, FORT WHITE, FL 32038

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 24th day of November, 2025, by JOHN HENDERSON and SHANNON HENDERSON, who are personally known to
me or who have produced Driver's License as identification.



Signature of Notary
Printed Name: Morgan L. Williams
My commission expires: 10-23-28

