

PREPARED BY AND RETURN TO:

Name: Laurie Cruz - Potter, of  
Heritage Title Services of North Florida  
Address: 100 Court Street Southeast  
Suite 228  
Live Oak, FL 32064

File No: 26-4858  
Parcel No.: 34-4S-17-08995-000

(Space Above This Line For Recording Data)

### Quitclaim Deed

THIS QUITCLAIM DEED, executed this 30th day of March, 2026, by first party, Grantor, Catherine W. Jones, a widow, whose post office address is 1193 SE Alford Markham Street, Lake City, FL 32025 and Cassie Jones, a single woman, whose post office address is 3740 NW Archer Street, Apt. 102, Lake City, FL 32055, to second party, Grantee Leon August Jones, a single man, whose post office address is 3740 Northwest Archer Street, Lake City, FL 32055.

WITNESSETH, that the said first party, for the sum of \$10.00, and other good and valuable consideration 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, claim, and demand which the said first party has in and to the following described parcel of land, and all improvements and appurtenances thereto, in Columbia, Florida:

A PART OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 686 PAGE 538 PARCEL NO. 2 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 17 EAST OF COLUMBIA COUNTY, FLORIDA, AND RUN N 7°23'56" E, AS A BASIS OF BEARINGS, ALONG THE EAST LINE OF SAID SECTION 34, A DISTANCE OF 1274.55 FEET; THENCE LEAVING SAID EAST LINE OF SECTION 34, RUN S 89°37'43" W, A DISTANCE OF 14.87 FEET, TO THE CENTERLINE OF SOUTHEAST COUNTRY CLUB ROAD, A COUNTY MAINTAINED, PAVED ROAD, HAVING A VARIABLE MAINTAINED RIGHT-OF-WAY; THENCE ALONG THE CENTERLINE OF SAID ROAD, THE FOLLOWING COURSES AND DISTANCES, N 04°35'46" E, A DISTANCE OF 399.59 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 293.57 FEET, A CENTRAL ANGLE OF 62°11'49", A CHORD BEARING OF N 18°20'56" W, AND A CHORD LENGTH OF 303.26 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 318.68 FEET, TO THE END OF SAID CURVE; THENCE N 41°17'38" W, A DISTANCE OF 197.68 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1428.65 FEET, A CENTRAL ANGLE OF 08°08'25", A CHORD BEARING OF N 37°40'15" W, AND A CHORD LENGTH OF 202.81 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 202.98 FEET, TO THE END OF SAID CURVE; THENCE N 33°22'29" W, A DISTANCE OF 47.67 FEET, TO THE EXTENSION OF THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORD BOOK 65 PAGE 21 OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S 87°40'03" W, ALONG THE SOUTH LINE OF SAID LANDS, AND THE EXTENSION THEREOF, A DISTANCE OF 372.66 FEET, TO THE SOUTHWEST CORNER OF SAID LANDS; THENCE S 07°43'39" W, A DISTANCE OF 2311.23 FEET, TO THE SOUTH LINE OF SAID SECTION 34; THENCE N 89°34'19" E, ALONG SAID SOUTH LINE, A DISTANCE OF 877.95 FEET, TO THE SOUTHEAST CORNER OF SAID SECTION 34, AND THE POINT OF BEGINNING.

BEING SUBJECT TO THAT PART THAT LIES WITHIN THE MAINTAINED RIGHT-OF-WAY OF SOUTHEAST COUNTRY CLUB ROAD, A COUNTY MAINTAINED, PAVED ROAD HAVING AV ARIABLE MAINTAINED RIGHT-OF-WAY.

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

Signed, sealed and delivered  
in the presence of:

Catherine W. Jones  
Catherine W. Jones

Cassie Jones  
Cassie Jones

Cheryl E. Beaty  
WITNESS - As to Both  
PRINT NAME: Cheryl E. Beaty

Lisa L. Gibson  
WITNESS - As to Both  
PRINT NAME: Lisa L. Gibson

100 Court St. SE  
Live Oak, Florida 32064  
WITNESS 1 ADDRESS

100 Court St. SE Ste. 228  
Live Oak, FL 32064  
WITNESS 2 ADDRESS

STATE OF FLORIDA  
COUNTY OF Columbia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of March, 2026, by Catherine W. Jones, a widow, and Cassie Jones, a single woman  who is/are personally known to me or  who has/have produced Florida Driver License as identification.

Cheryl E. Beaty  
Signature of Notary Public  
Cheryl E. Beaty  
Print, Type/Stamp Name of Notary

