

QUITCLAIM DEED

This document prepared by and to be returned to:

Kyle E. Petteway

Grunder & Petteway, P. A.

23349 NW CR 236, Suite 10

High Springs, Florida, 32643

Tax Parcel Number:

A portion of 16-7S-17-10005-000

THIS DOCUMENT IS RECORDED IN THE PUBLIC RECORDS
OF Columbia COUNTY

AT OFFICIAL RECORDS BOOK 1552, PAGE 1006
ON THIS 22nd DAY OF October, 2025

THIS INDENTURE made this 15th day of October, 2025,

BETWEEN Trudie R. DuBose, an unmarried widow, whose post office address is 22432 S US HWY 441, High Springs, Florida, 32643, herein called Grantor, and

Trey Alan-James DuBose, whose post office address is 18651 NW 244th St. Unit 2, High Springs, Florida, 32643, herein called Grantee,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and forever quitclaim to grantee all of the following described land, situate, lying and being in the county(ies) of Columbia state of Florida, to wit:

COMMENCE AT THE NE CORNER OF THE SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 88 DEG. 16 MIN. 06 SEC. WEST, 50.11 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 441; THENCE RUN SOUTH 01 DEG. 52 MIN. 52 SEC. EAST, ALONG SAID RIGHT-OF-WAY LINE, 100.26 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEG. 52 MIN. 52 SEC. EAST, STILL ALONG SAID RIGHT-OF-WAY LINE, 212.54 FEET; THENCE SOUTH 87 DEG. 22 MIN. 01 SEC. WEST, STILL ALONG SAID RIGHT-OF-WAY LINE, 9.15 FEET; THENCE SOUTH 01 DEG. 54 MIN. 59 SEC. EAST, STILL ALONG SAID RIGHT-OF-WAY LINE, 178.80 FEET; THENCE SOUTH 88 DEG. 17 MIN. 40 SEC. WEST, 552.98 FEET; THENCE NORTH 01 DEG. 53 MIN. 04 SEC. WEST, 391.49 FEET; THENCE NORTH 88 DEG. 17 MIN. 39 SEC. EAST, 562.04 FEET TO THE POINT OF BEGINNING. 

The legal description has been supplied by Grantor. The preparer of this deed has not conducted a title search of the subject property and therefore makes no guaranties concerning marketability of title.

Grantor and grantee are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Trudie R. DuBose
Trudie R. DuBose

Two witnesses to the signature of Trudie R. DuBose:

Summer L. McLaughlin
WITNESS
PRINT NAME: Summer L. McLaughlin

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 1 ADDRESS

Kyle E. Petteway
WITNESS
PRINT NAME: Kyle E. Petteway

23349 NW CR 236, Ste. 10
High Springs, FL 32643
WITNESS 2 ADDRESS

State of Florida
County of Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [] online notarization, this 15th day of October, 2025 by Trudie R. DuBose who

- (☒) is personally known to me
() who has produced a valid Florida driver's license as identification
() who produced _____ as identification

Kyle E. Petteway
Notary Public at Large, State of Florida

(SEAL)
25205

