

Inst: 202512006250 Date: 03/25/2025 Time: 8:33AM
Page 1 of 5 B: 1536 P: 721, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *W*
Deputy Clerk Doc Stamp-Deed: 0.70

Quitclaim Deed Archive

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Quitclaim Deed

RETURN TO: Bobbie Pizzagalli, Theodore J. Pizzagalli

ADDRESS: 215 SW Colony Gln, 215 SW Colony Gln

THIS INSTRUMENT PREPARED BY: Wayne Clemons of 215 SW Colony Gln, Wanda Clemons of 215 SW Colony Gln, Bobbie Pizzagalli of 215 SW Colony Gln

AS A NECESSARY INCIDENT TO THE FULFILLMENT OF CONDITIONS CONTAINED IN A TITLE INSURANCE COMMITMENT ISSUED BY IT.

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 06-6S-17-03761-142

THIS INDENTURE, made this 18 day of March, 2025, by and between Wayne Clemons, married, of 215 SW Colony Gln, Wanda Clemons, married, of 215 SW Colony Gln, and Bobbie Pizzagalli, married, of 215 SW Colony Gln, (collectively the "Grantor"), and Bobbie Pizzagalli, of 215 SW Colony Gln and Theodore J. Pizzagalli, of 215 SW Colony Gln, a married couple, (collectively the "Grantee"), in the state of Florida.

WITNESSETH: that said Grantor, for and in consideration of the sum of 10:00 Dollars, and other valuable considerations, lawful money of the United States of America, to the Grantee in hand paid by the Grantee, the receipt whereof is hereby acknowledged, remises and releases, as well as quitclaims, unto the Grantee, the Grantee's heirs and assigns forever, all the rights, title, interest and claim of the Grantor in and to the following described land in Columbia County, Florida, to-wit:

Description*

LOT 42 MEADOWLANDS S/D PHASE 3 WD 1038-856, DC 1386-243, WD 1386-245,

Being the same property conveyed to the Grantor by the deed of Warranty, dated the 6 day of June, 2019, previously referenced as follows: Book/Volume 1386, Page 245 of the Recorder of Columbia County.

This property is not the homestead of the Grantor.

To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

Signed in the presence of:


Signature

Wayne Clemons

Carrie Larson

Witness Name

1658 W US Hwy 90
Lake City, FL 32055

Witness Address

Carrie Larson

Signature

Robert Whitney

Witness Name

1658 W US Hwy 90
Lake City, FL 32055

Witness Address

Wanda Clemons

Wanda Clemons

Bobbie Pizzagalli

Bobbie Pizzagalli

Spousal Acknowledgement

I, Wanda Clemons of 215 SW Colony Gln, spouse of Wayne Clemons, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature:

Wanda Clemons

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 22 day of March, 2025, by Wanda Clemons, who is personally known to me or who has produced FLDL as identification.

Notary Public Signature:

Robert Whitney

Notary Public Name:

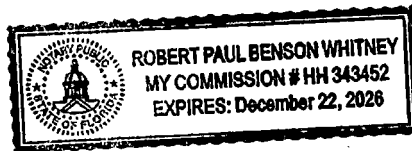
Robert Whitney

Serial Number:

HH 343452

My commission expires:

12-22-26



Spousal Acknowledgement

I, Wayne Clemons of 215 SW Colony Gln, spouse of Wanda Clemons, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Wayne Clemons

STATE OF FLORIDA

COUNTY OF Columbia

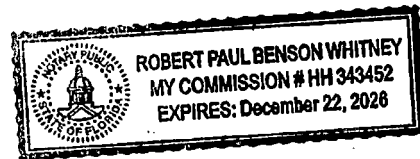
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 22 day of March, 2025, by Wayne Clemons, who is personally known to me or who has produced FLDL as identification.

Notary Public Signature: [Signature]

Notary Public Name: Robert Whitney

Serial Number: HH343452

My commission expires: 12-22-26



Spousal Acknowledgement

I, Theodore J. Pizzagalli of 215 SW Colony Gln, spouse of Bobbie Pizzagalli, in accordance with the above Quitclaim Deed, and in consideration of the above sum and other good and valuable consideration received, do hereby waive and release to the Grantee all rights of dower, curtesy, homestead, community property, and all other right, title and interest, if any, in and to the above property.

Spouse's Signature: Theodore Pizzagalli

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 22 day of March, 2025, by Theodore J. Pizzagalli, who is personally known

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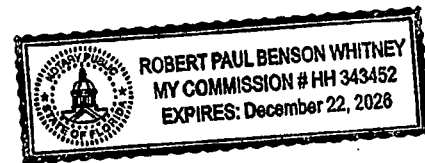
to me or who has produced FL DL as identification.

Notary Public Signature: [Signature]

Notary Public Name: Robert Whitney

Serial Number: HH 343452

My commission expires: 12-22-26



Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, this 22 day of March, 2025, by Wayne Clemons, Wanda Clemons, and Bobbie Pizzagalli, who are personally known to me or who have produced FDL as identification.

Notary Public Signature: [Signature]

Notary Public Name: Robert Whitney

Serial Number: HH 343452

My commission expires: 12-22-26

