

Inst: 202412000553 Date: 01/09/2024 Time: 11:07AM
Page 1 of 4 B: 1505 P: 2628, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *ll*
Deputy Clerk Doc Stamp-Deed: 0.70

Quitclaim Deed

RETURN TO: Stephen Finley Little

ADDRESS: 1860 SW Wester Drive, Lake City, Florida 32024

THIS INSTRUMENT PREPARED BY: Stephen Finley Little of 1860 SW Wester Drive, Lake City, Florida 32024

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

PROPERTY APPRAISERS PARCEL IDENTIFICATION (FOLIO) NUMBER: 06-5S-17-
09130-001

THIS INDENTURE, made this 9 day of January, 2024, by and
between Stephen Finley Little, not married, of 1860 SW Wester Drive, Lake City, Florida
32024, (the "Grantor"), and Julian Joseph Little, not married, of 1826 SW Wester Drive, Lake
City, Florida 32024, (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:

See attached.

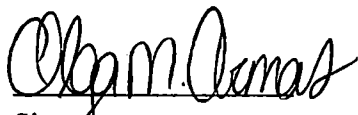
Being the same property conveyed to the Grantor by the deed of _____,
dated the ____ day of _____, _____, previously referenced as follows:
Book/Volume _____, Page _____ of the Recorder of Columbia County.

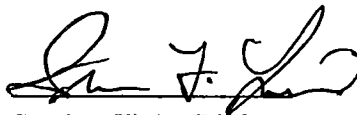
This property is the homestead of the Grantor.

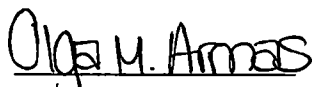
To Have and to Hold the above described premises, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

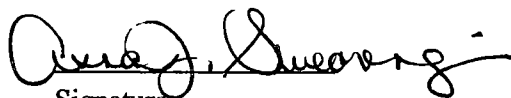
IN WITNESS WHEREOF, Grantor has executed this deed under seal on the date aforesaid.

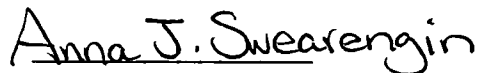
Signed in the presence of:


Signature


Stephen Finley Little


Witness Name


Signature


Witness Name

Grantor Acknowledgement

STATE OF FLORIDA

COUNTY OF Columbia

The foregoing instrument was acknowledged before me, by means of physical presence or
 online notarization, this 9 day of January, 2024, by Stephen
Finley Little, who is personally known to me or who has produced
FL-OL as identification.

Notary Public Signature: *Olga M. Armas*

Notary Public Name: Olga M. Armas.



Serial Number: _____

My commission expires: _____

DESCRIPTION: PARCEL 1

PART OF THE NORTH ½ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A CONCRETE MONUMENT, LS 1950, MARKING THE NW CORNER OF THE NORTH ½ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE N.88 DEGREES 13'39"E, ALONG THE MONUMENTED NORTH LINE OF SAID NE ¼ OF THE NW ¼, A DISTANCE OF 312.40 FEET TO A CONCRETE MONUMENT MARKING THE NW CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1425, PAGE 2322 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.00 DEGREES 09'06"W., ALONG THE MONUMENTED WEST LINE OF SAID LANDS AND IT'S SOUTHERLY EXTENSION, 149.87 FEET TO A 5/8" IRON ROD, LS 4708; THENCE S.88 DEGREES 11'54"W., 312.08 FEET TO A 5/8" IRON ROD, LS 4708, ON THE MONUMENTED WEST LINE OF SAID NORTH ½ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼; THENCE N.00 DEGREES 01'37"E., 150.02 FEET TO THE POINT OF BEGINNING.

DESCRIBED LANDS CONTAIN 1.07 ACRES, MORE OR LESS.

TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBED EASEMENT FOR INGRESS AND EGRESS:

PART OF THE NORTH ½ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT, LS 1950, MARKING THE NW CORNER OF THE NORTH ½ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼ OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, AND THENCE S.00 DEGREES 01'37"W., ALONG THE MONUMENTED WEST LINE OF SAID NORTH ½ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼, A DISTANCE OF 150.02 FEET TO A 5/8" IRON ROD, LS 4708; THENCE N.88 DEGREES 11'54"E., 282.06 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE S.00 DEGREES 09'06"W., 2.80 FEET; THENCE N.88 DEGREES 16'51"E., 385.08 FEET TO A POINT ON THE MONUMENTED EAST LINE OF SAID NORTH ½ OF THE NE ¼ OF THE NE ¼ OF THE NW ¼; THENCE N.00 DEGREES 03'30"E., ALONG SAID EAST LINE, 30.01 FEET TO A CONCRETE MONUMENT MARKING THE SE CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK (ORB) 1425, PAGE 2322 OF THE OFFICIAL RECORDS OF COLUMBIA COUNTY, FLORIDA; THENCE S.88 DEGREES 16'51"W., ALONG THE SOUTH LINE OF SAID LANDS AND IT'S WESTERLY EXTENSION, 385.03 FEET; THENCE S.00 DEGREES 09'06"W., 27.22 FEET TO THE POINT OF BEGINNING.