

PREPARED BY:

Thomas Stinson
2692 SW Koonville Ave
Lake City, FL
32024

Inst: 202612016932 Date: 08/10/2026 Time: 9:42AM
Page 1 of 4 B: 1574 P: 1600, James M Swisher Jr, Clerk of Court
Columbia, County, By: MH
Deputy ClerkDoc Stamp-Deed: 0.70

RETURN TO:

Thomas Stinson
2692 SW Koonville Ave
Lake City, FL
32024

PARCEL ID NUMBER:

02-4S-15-00330-013

Blank Space Above Line Reserved For Recorder's Use

FLORIDA QUITCLAIM DEED

COVER PAGE

DATE: August 10 2026

PROPERTY ADDRESS: 2692 SW Koonville Ave, Lake City, Florida, 32024

GRANTOR: Thomas Stinson

FLORIDA QUITCLAIM DEED

(Pursuant to Fla. Stat. § 689.025)

State of Florida
County of Columbia

THIS QUITCLAIM DEED, dated August 10 2026, is made by and between the Grantor, identified as follows:

Name: **Thomas Stinson**

Address: 2692 SW Koonville Ave, Lake City, Florida, 32024

Marital Status: Married

AND the Grantees, identified as follows:

Name: **Thomas Stinson**

Address: 2692 SW Koonville Ave, Lake City, Florida, 32024

Marital Status: Married

Name: **Ashley Morgan**

Address: 2692 SW Koonville Ave, Lake City, Florida, 32024

Marital Status: Married

Legal description of the property:

A PARCEL OF LAND SITUATED IN THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, THENCE RUN N.88.33'42"E., ALONG THE SOUTH LINE OF SAID THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 806.90 FEET TO THE POINT OF BEGINNING1 THENCE M01'46'52"W., 467.25 FEET. THENCE N.88"33'42'E, 467.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR SW KOONVILLE AVENUE THENCE S.01'46'52"E, ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 467.25 FEET1 THENCE S.88"33'42"W., 467.25 FEET TO THE POINT OF BEGINNING. SUBJECT TO AN EASEMENT 30.0 FOOT WIDE FOR INGRESS AND EGRESS LYING NORTH (LEFT) OF THE FOLLOWING DESCRIBED COURSE<S> TO ITS POINT OF TERMINATION, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SAID SECTION 2, THENCE RUN N.88"33'42"E., ALONG THE SOUTH LINE OF SAID THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 806.90 FEET TO THE POINT OF BEGINNING THENCE M88"33'42"E., ALONG THE SOUTH LINE OF SAID THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4), A DISTANCE OF 467.25 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE FOR SW KOONVILLE AVENUE ALSO BEING THE POINT OF TERMINATION OF SAID BOUNDARIES OF EASEMENT ARE TO BE EXTENDED OR CONTRACTED AS NEEDED TO COMPLETE THE BOUNDARIES OF SAID EASEMENT

Commonly known as: 2692 SW Koonville Ave, Lake City, Florida, 32024.

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby remise, release, and quitclaim unto the Grantees, as tenants by the entirety, all of Grantor's right, title, interest, claim, and demand in and to the above-described property.

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

TO HAVE AND TO HOLD the aforesaid property unto the Grantees, and the heirs, successors, and assigns of Grantees, so that neither Grantor nor Grantor's heirs, administrators, executors, successors, or assigns will have, claim, or demand any right or title to said property or any part thereof, except for the interest, if any, conveyed herein to Grantor as one of the Grantees.

IN WITNESS WHEREOF, the Grantor has duly executed this Deed on the day and year first above written.

Signature:

Print Name: Thomas Stinson

Signed, sealed, declared and delivered in the presence of:

Meghan Hall
Witness 1's Signature

Meghan Hall
Name of Witness 1

173 NE Hernando Ave Lake City FL 32055
Mailing Address

Alayna K.
Witness 2's Signature

Alayna Kurtz
Name of Witness 2

173 NE Hernando Ave Lake City FL 32055
Mailing Address

NOTARY ACKNOWLEDGMENT:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which the certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Florida)

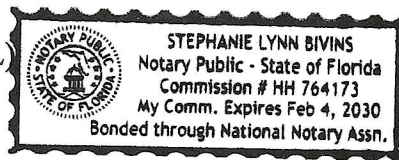
) ss.

County of Columbia)

The foregoing Quitclaim Deed instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10th day of August, 2026, by Thomas Stinson, who is personally known to me or who has produced FL DL as identification.

Stephanie L. Bivins (SEAL)
Notary Signature

Stephanie L. Bivins
Notary Printed Name



Notary Title / Rank: _____

Notary Serial Number (If Any): HH 764173